



BRIGHOUSE
WOLFF

69 Brandreth Drive, Parbold, WN8 7HB
£315,000



A deceptively spacious 3 bedroom semi-detached dormer style house which is set in the heart of much sought after Parbold Village. The property has the added benefit of having no further chain delay

The property is located within easy access of Parbold village centre and therefore enjoys a very desirable location whilst being situated close to numerous local amenities. The house is set within a short distance of Parbold railway station which is situated upon the Southport to Manchester line and therefore provides direct easy access into Wigan, Southport, Manchester and beyond.

Access to the Motorway Network (M6) is accessed at nearby Standish, whilst Parbold village centre with it's wide variety of shops, restaurants, bistro's and bars not to mention it's scenic canal and countryside walks is also situated within walking distance.

Edge Hill University is located in nearby Ormskirk and Wrightington Hospital is also set within easy access.

The accommodation which is light and flexible throughout briefly comprises; entrance porch, hallway, lounge, dining room, fitted kitchen, double bedroom & bathroom suite to the ground floor. To the first floor are two further well proportioned bedrooms and loft/eaves storage, whilst to the exterior are private gardens to the front & rear, along with drive & garage parking.

The property further benefits from the addition of double glazed windows, gas central heating and no further chain delay.

Some modernisation would be required.

Early viewing is essential to avoid the disappointment of missing out.

ACCOMMODATION

GROUND FLOOR

PORCH

With double glazed door, ceiling lighting and access into all accommodation.

HALLWAY

Provides access into kitchen & lounge, ceiling lighting.

LOUNGE

18'5" x 11'11" (5.62 x 3.65)

Double glazed window to the front elevation, laminate flooring, radiator panel, tv point, wall & ceiling lighting. Open plan into the dining/garden room

DINING/GARDEN ROOM

11'11" x 8'11" (3.65 x 2.72)

An sunny garden room to the rear of the main dwelling with double glazed windows and double doors leading into the gardens, radiator panel & ceiling lighting

FITTED KITCHEN

15'11" x 9'1" (4.86 x 2.77)

A light dining kitchen area which is fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and tiled flooring. Integrated hob, oven and extractor hood, stainless steel sink and drainer unit, plumbing for washing machine, double glazed window and door.

INNER HALLWAY

Provides access to further ground floor rooms from the lounge, stairs lead to the first floor rooms.

BEDROOM

12'7" x 9'0" (3.85 x 2.75)

Double glazed window, radiator panel & ceiling light point.

BATHROOM SUITE

9'1" x 6'4" (2.77 x 1.95)

Fitted with a three piece bath suite comprising; panelled bath with overhead shower, low level wc and wash basin. Partially tiled walls, double glazed frosted window, ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the landing area which in turn leads into two further double bedrooms.

BEDROOM 1

14'3" x 10'8" (4.36 x 3.27)

Double glazed window, radiator panel & ceiling light point. Large walk in wardrobe with double doors.

BEDROOM 2

14'0" x 9'1" (4.28 x 2.77)

Double glazed window, radiator panel & ceiling light point. Large walk in wardrobe/eaves storage area.

EXTERIOR

DRIVE & GARAGE

A flagged driveway to the front and side of the property provides off road parking for several vehicles. The drive leads to a detached single garage with up and over door.

GARDENS

The front garden is terraced and designed for low maintenance. With hedge to the pavement, a gravelled area, brick built enclosing wall and further lawn area.

The rear gardens are larger than anticipated and face in a sunny south easterly direction. They are mainly laid to lawn, fence enclosed with mature

shrub and tree borders. A large patio/seating area is located immediately to the rear of the main accommodation.

MATERIAL INFORMATION

TENURE

LEASEHOLD 999 years from 01/03/62

CONSTRUCTION

Traditional brick with pitched roof.

COUNCIL TAX

West Lancs. Council 2024/25.

Band: D

Charge: £2,270.68

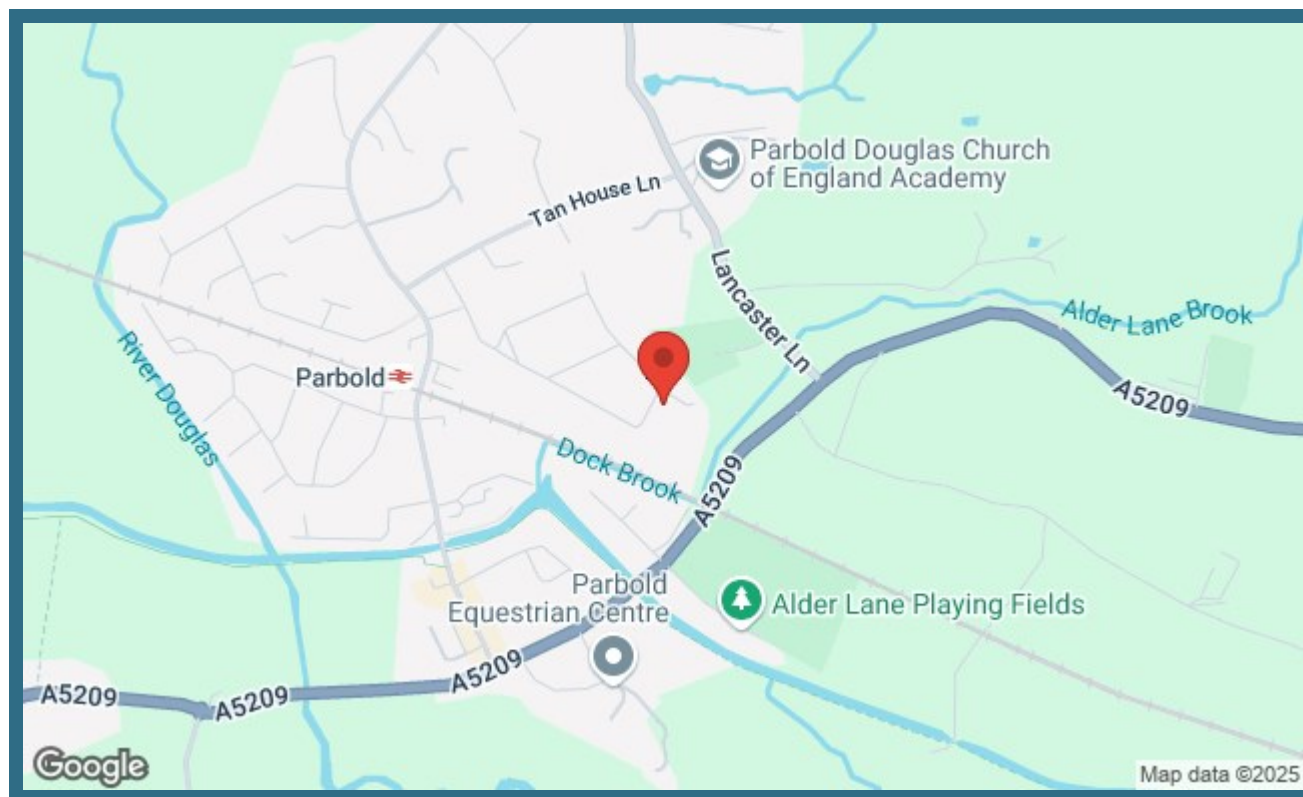
MOBILE & BROADBAND

Ultrafast broadband is available - Highest available download speed: 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal: Limited/likely dependant upon provider.

Information from Ofcom broadband/mobile checker.

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

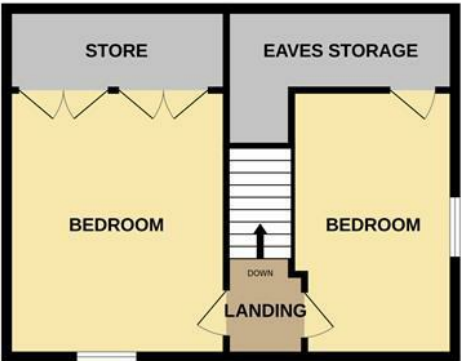
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	48	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	