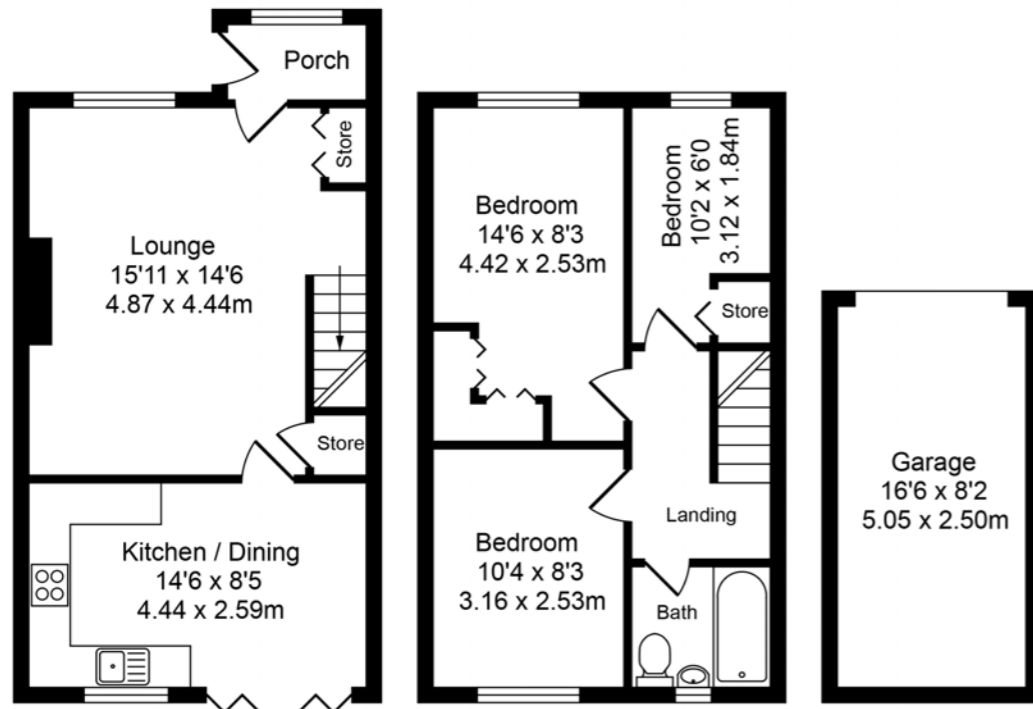




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 896 Sq.ft. (83.2 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
 Approx. Floor Area 391 Sq.Ft (36.3 Sq.M.)

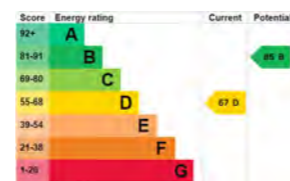
**First Floor**  
 Approx. Floor Area 369 Sq.Ft (34.3 Sq.M.)

**Garage**  
 Approx. Floor Area 136 Sq.Ft (12.6 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 999 years from 1971  
 Years Remaining on Lease: 945 years  
 Ground Rent: £20 per annum (permanently fixed)  
 Service Charge Payable: No service charge or review period.  
 Council Tax Band: B  
 Details Prepared: 18/06/24

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Welcome to West View, a delightful mid-terrace house located in the charming village of Parbold, Lancashire. This property offers a perfect blend of comfort, convenience, and practicality, making it an ideal choice for those seeking a cosy home in a desirable location.

This property is located in a very peaceful cul-de-sac, with beautiful canal walks less than 50m from the front door, excellent cafés and pubs within easy walking distance and just 0.3 miles from the local train station with direct trains to Manchester, Wigan and Southport.

As you step inside the welcoming entrance porch, you'll immediately feel at home in this inviting space. The living room offers solid oak flooring and modern decor, providing a comfortable retreat for relaxation and entertainment, with ample natural light streaming in through the large windows, creating a bright and airy atmosphere.

The fitted kitchen-diner has been recently renovated in a shaker-style, with a solid oak worktop, modern appliances including a Bosch induction hob, and plenty of storage space to accommodate all your cooking needs. The aluminium bi-fold doors open-up onto the covered decking area, offering a great space for entertaining and BBQs, making the most of the beautiful rear aspect overlooking the tree-lined River Douglas.

Ascending to the first floor, you'll find three well-appointed bedrooms, each offering a peaceful haven for rest and relaxation. A modern family bathroom with solid oak countertop and natural slate tiles completes the upper level, providing convenience for residents and guests alike.

Externally, the property offers off road parking and a detached garage ensuring access and convenience for homeowners. The private garden to the rear is a tranquil outdoor oasis, perfect for enjoying leisurely moments in the fresh air or entertaining guests in style. With stunning views over the River Douglas, its desirable location, practical layout, and abundance of amenities, West View presents an exceptional opportunity to embrace the essence of modern living in the heart of Parbold. Don't miss your chance to make this house your home and create cherished memories for years to come.





