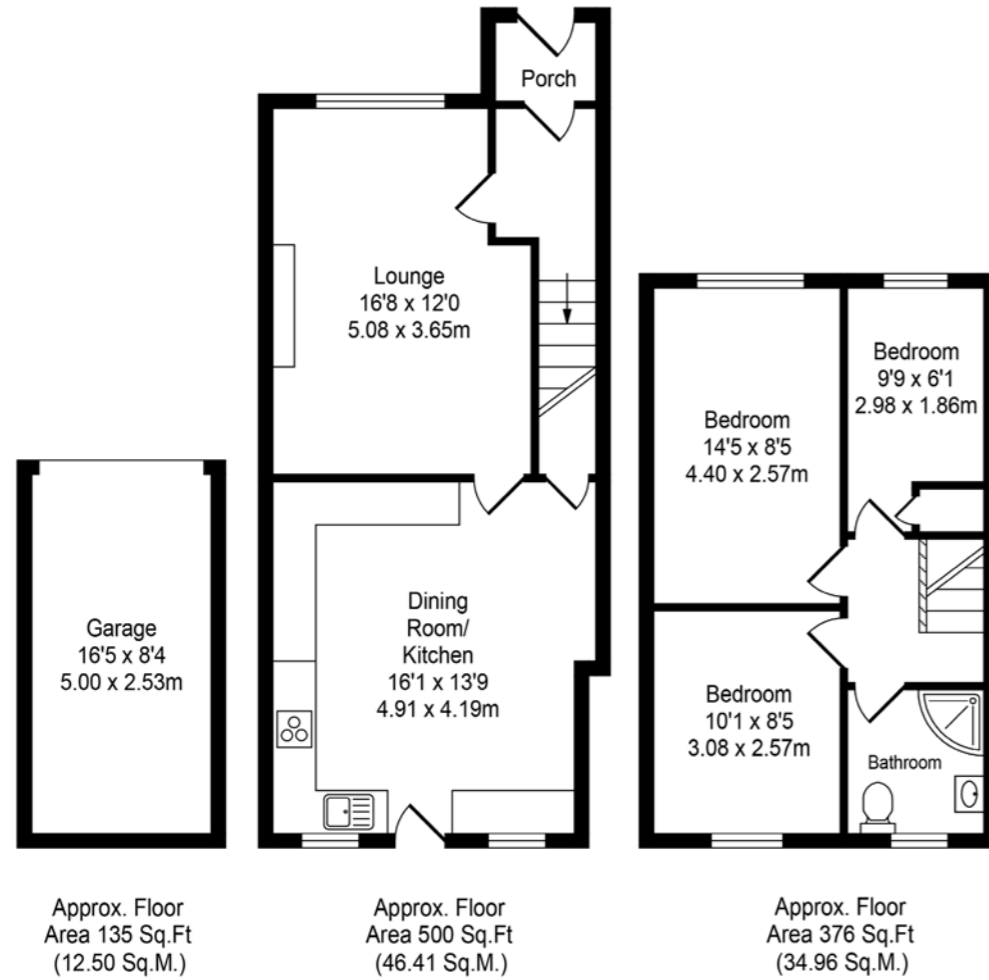




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1010 Sq.ft. (93.87 Sq.M.)

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



Tenure: We are advised by our client that the property is Leasehold (further details to be confirmed)
 Council Tax Band: B

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. 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.



Arnold and Phillips are delighted to present this charming three-bedroom mid-terrace home, attractively positioned on the sought-after West View in the heart of Parbold Village, West Lancs.

Offering an excellent opportunity for those looking to put their personal stamp on a home, this property boasts an impressive blend of well-maintained features alongside ample scope for modernisation. With spacious living areas and private outdoor space, this home is perfectly suited to first-time buyers, working professionals, or even those seeking a sound investment in this desirable location.

The approach to the property is inviting, with a neat frontage – a welcome benefit in a village setting. The entrance leads into a handy front porch, perfect for storing coats and shoes before stepping inside. As you enter the home, the sense of space is immediately noticeable in the large living room. This room has a versatile layout, making it easy to imagine it becoming the central hub of the home, whether as a cosy spot for family evenings or a space to entertain guests. Neutrally decorated and featuring a large window that frames the outside, the room feels open yet intimate.

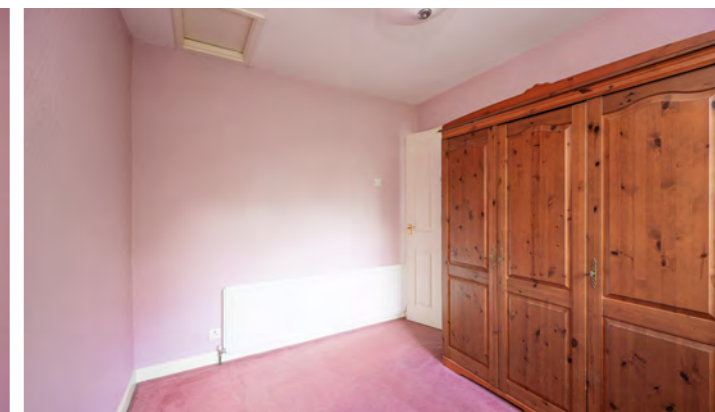
Moving towards the back of the house, the extended dining kitchen is bound to be a key selling point for many. The size of the room is ideal for hosting, cooking, and everyday family life, with plenty of space to add a more modern or personal touch should the new owners wish to update the decor. The kitchen is fitted with a range of units that are in good condition, providing plenty of storage and functionality. Integrated appliances make for a practical and efficient workspace, while the dining area is well-positioned near the rear, offering views out to the garden. There's ample room here for a dining table that could comfortably seat family and friends, with easy access to the outdoor space beyond, perfect for when the weather encourages meals outside or relaxed social gatherings.

Upstairs, the property continues to impress with three generously sized bedrooms, each one offering the flexibility to suit a range of needs. All the rooms benefit from natural light, while the neutral decor offers a clean slate for new owners to personalise. Whether you're looking for comfortable family bedrooms, a guest room, or perhaps a home office, each of these rooms can easily adapt to changing requirements. The family bathroom is also located on this floor and, while functional, would benefit from some updating, providing the perfect opportunity for new owners to design a modern bathroom tailored to their tastes.

One of the key highlights of this property is the garden. Enjoying a private setting, it's not directly overlooked, which offers a real sense of seclusion. The central lawn is bordered by a range of well-established plants and shrubs, providing a natural yet low-maintenance outdoor space that's ready to be enjoyed. The patio terrace, which runs adjacent to the house, is particularly well-suited for outdoor gatherings, barbecues, or simply enjoying a quiet cup of tea in the sun. With some simple updates, the garden could easily become a peaceful haven for both relaxation and socialising. The property also offers off-road parking and a detached garage ensuring access and convenience for homeowners.

Parbold itself is a village that effortlessly combines convenience with a welcoming, community feel. For families, the area boasts excellent local schools, while professionals will appreciate the convenient transport links. Parbold Train Station is within walking distance, offering regular services to Wigan and Southport, as well as connections to larger cities like Manchester and Liverpool. For everyday essentials, the village offers a range of shops, cafes, and local services, while larger supermarkets and retail centres are only a short drive away. The surrounding countryside is another attraction, with scenic walks and outdoor activities available right on the doorstep, making it an ideal location for those who enjoy nature without compromising on proximity to urban amenities.

Extending to over 1,000 square feet, this property represents a fantastic opportunity for buyers who are looking for a home with character, space, and potential. While some cosmetic modernisation would enhance the interior further, the solid layout, well-proportioned rooms, and desirable location ensure this home is brimming with possibilities. Internal inspection is highly advised.





KEY FEATURES

Charming Mid-Terrace Home

Three Bedrooms

Circa 1010 Square Feet

Good-Size Fitted Kitchen

Private Rear Garden

Off-Road Parking and Detached Garage

Village Location



