



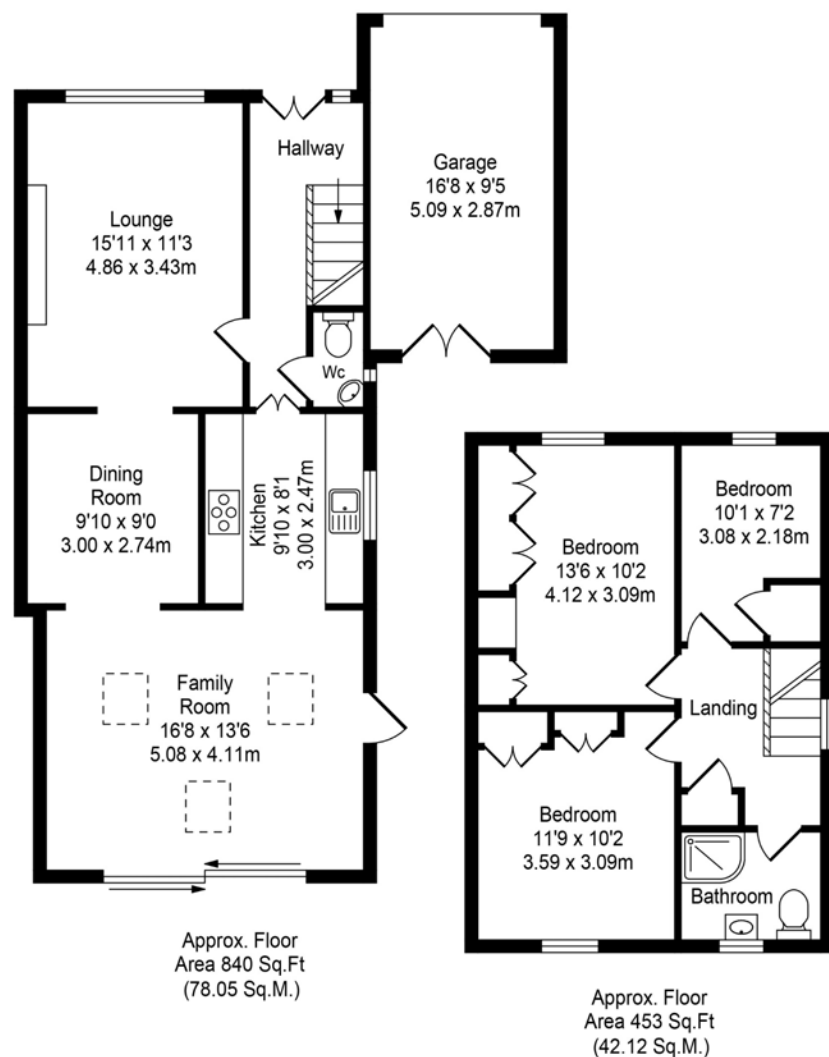
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ARNOLD & PHILLIPS
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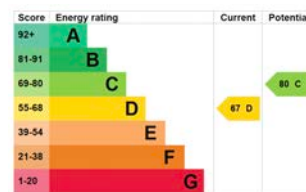
Total Approx. Floor Area 1294 Sq.ft. (120.17 Sq.M.)

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 Freehold
Council Tax Band: D

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THE LUXURY PROPERTY SPECIALISTS

Burnside, Parbold

A&P

Arnold and Phillips are delighted to present this charming and extended three-bedroom detached property, offering a blend of classic style with modern enhancements. Nestled in a quiet, desirable location in Parbold, this home provides an ideal setup for those seeking both comfort and a touch of serenity, with views of the green to the front as well as the unique benefit of an orangery overlooking the canal at the rear of the property. The property has been thoughtfully extended, making the most of its layout to offer a versatile and welcoming space for family living.

The main entrance opens into a light and spacious hallway, where you immediately get a sense of the home's character. From here, the layout flows naturally, guiding you first into the lounge, a room that feels both cosy and generous in size. With enough space for a sizeable sofa and entertainment setup, it's the perfect spot for relaxing evenings. The fireplace adds a focal point, providing warmth and a homely atmosphere that's hard to resist, especially during the cooler months.

Adjacent to the lounge is the dining room, which offers an intimate setting for family meals and entertaining guests. The space is versatile enough to accommodate a large dining table without feeling cramped, making it ideal for everything from weekday dinners to celebratory gatherings.

Moving through to the kitchen, it's clear that functionality has been a priority in its design. The space features a range of fitted cabinets, offering ample storage for all your cooking essentials. The worktops provide plenty of preparation space, and there's room for modern appliances, making it practical for both daily meal preparation and more elaborate cooking ventures.

At the back of the property, the orangery is a true highlight. This bright and airy room has been skilfully designed to maximise its stunning canal-side position, offering uninterrupted views of the water and fields behind. It's a versatile space that can serve as a second lounge, a playroom, or a peaceful spot for morning coffee or evening relaxation. French doors open directly onto the garden, making it easy to step outside and enjoy the fresh air or watch the narrowboats pass by.

Upstairs, the home offers three well-proportioned bedrooms. The master bedroom is a generous size, comfortably fitting a king-sized bed along with additional furniture. It offers a serene space to retreat to at the end of the day, with a window overlooking the garden and canal, adding a lovely sense of calm. The second bedroom is also a good size, perfect for a guest room or children's bedroom, and offers ample space for wardrobes and storage. The third bedroom, slightly smaller but still a comfortable size, could serve as a child's room, a home office, or a hobby room, depending on your needs.

The family bathroom has been tastefully updated, featuring a modern suite with a bath, overhead shower, vanity unit, and sleek tiling that gives it a fresh and contemporary look. It's a practical space that caters to the needs of a busy household while maintaining a stylish finish.

Stepping out into the garden, you'll find a lovely outdoor space designed for both relaxation and play. A good-sized lawn provides plenty of space for children to run around, while a paved seating area and decking area at the bottom of the garden offers a great spot for outdoor dining or simply enjoying the view of the canal. It's a peaceful and picturesque setting, perfect for unwinding after a busy day or hosting gatherings with family and friends.

The local area enhances the appeal of this property, with a range of amenities just a short walk or drive away. For families, there are reputable schools nearby, catering to all age groups. The local shops and a supermarket provide all the essentials, while a selection of cafes and restaurants offer plenty of options for dining out. For those who commute, the property benefits from excellent transport links, with easy access to main roads and motorways, making travel to surrounding towns and cities straightforward. Public transport is also readily available, with regular bus services and a nearby train station providing convenient options for daily travel.

In summary, this extended three-bedroom detached property offers a perfect balance of traditional features and modern conveniences. The unique orangery, coupled with the canal-side view, adds a special charm that's hard to find, making it a standout choice for families or professionals looking for a well-appointed home in a desirable location. Contact Arnold and Phillips today to arrange a viewing and see for yourself what makes this property so special.





KEY FEATURES

Charming Detached Home

Three Bedrooms

Circa 1294 Square Feet

Modern Fitted Kitchen

Orangery

Good-Sized Rear Garden

Overlooking the Canal to the Rear

Peaceful and Picturesque Setting

Driveway Parking







