

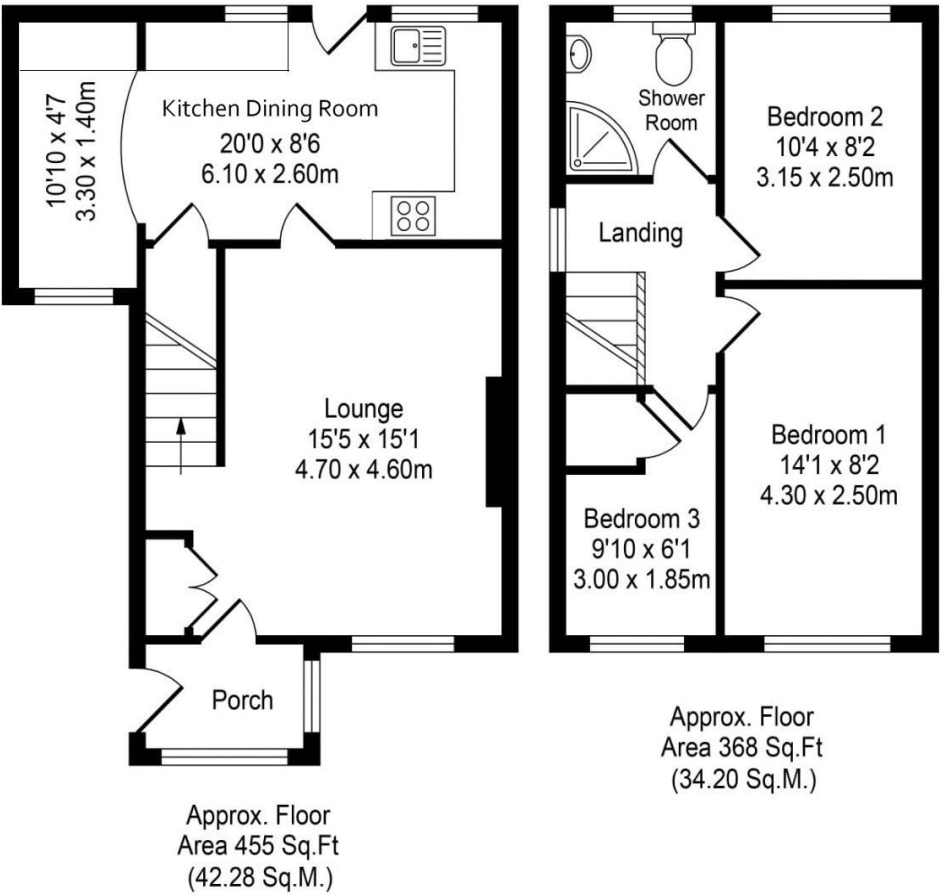


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Southport: 01704 778668  
Chorley: 01257 241173

Total Approx. Floor Area 823 Sq.ft. (76.48 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: B

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.





Arnold and Phillips are pleased to present this charming three-bedroom semi-detached home, ideally located on the popular Burnside in the heart of Parbold village, West Lancs. Perfectly positioned within walking distance of the village centre, this property offers a blend of comfort, practicality, and potential, making it an excellent choice for first-time buyers, professionals, or young families looking to settle in a welcoming community.

The property is approached via a private driveway offering off-road parking and an inviting frontage. Entering through the front porch, the home opens into a spacious living room, where a modern feature fireplace serves as a cosy focal point. This room is both practical and comfortable, with ample space for a range of furniture layouts to suit your needs, whether for family evenings or entertaining guests.

To the rear of the property, the open-plan dining kitchen provides a functional yet sociable space, perfect for everyday living. The kitchen is fitted with a range of wall, base, and tower units, complemented by contrasting work surfaces that balance practicality with style. Integrated appliances enhance the room's efficiency, while the adjoining dining area offers plenty of space for a family table or hosting friends. A rear extension off the kitchen adds a convenient utility area, ideal for laundry, storage, or even additional pantry space.

The first floor offers three well-proportioned bedrooms. Two are generous doubles, providing flexibility for use as main bedrooms, guest rooms, or even a home office if required. The third bedroom, while slightly smaller, is still a comfortable size, suitable for a child's room or a cosy workspace. The family bathroom is thoughtfully equipped with a corner shower, WC, and wash hand basin, offering all the essentials in a practical layout.

The rear garden is a standout feature, with its private and established feel. The centrally turfed lawn provides space for children to play or for gardening enthusiasts to enjoy, while the borders are lined with mature shrubs and plants that add character and greenery. The patio terrace is ideal for outdoor seating and dining, offering an attractive spot to enjoy the warmer months with friends or family.

Parbold is a highly sought-after village known for its picturesque setting and vibrant community. This home is within easy walking distance of the village centre, which offers a range of independent shops, cafés, and services. Families will appreciate the excellent local schools, both primary and secondary, while commuters benefit from Parbold railway station providing direct links to Manchester and Southport. For those travelling by car, the M6 and M58 motorways are just a short drive away, offering excellent connectivity. The surrounding area boasts stunning countryside walks and outdoor spaces, perfect for weekend strolls or more adventurous pursuits.

With gas central heating, double glazing, and 823 square feet of practical living space, this home offers the opportunity to move straight in while still allowing scope to make it your own. Whether you're just starting your property journey, looking for a family home in a great location, or seeking the perfect village lifestyle, this property is sure to impress. Viewing is highly recommended to appreciate all this home and its fantastic location have to offer.







#### KEY FEATURES

Charming Semi Detached Property

Three Well Proportioned Bedrooms

Circa 823 Square Feet

Spacious Lounge

Open Plan Dining Kitchen

South Facing Rear Garden

Driveway Parking

Sought After Village Location





