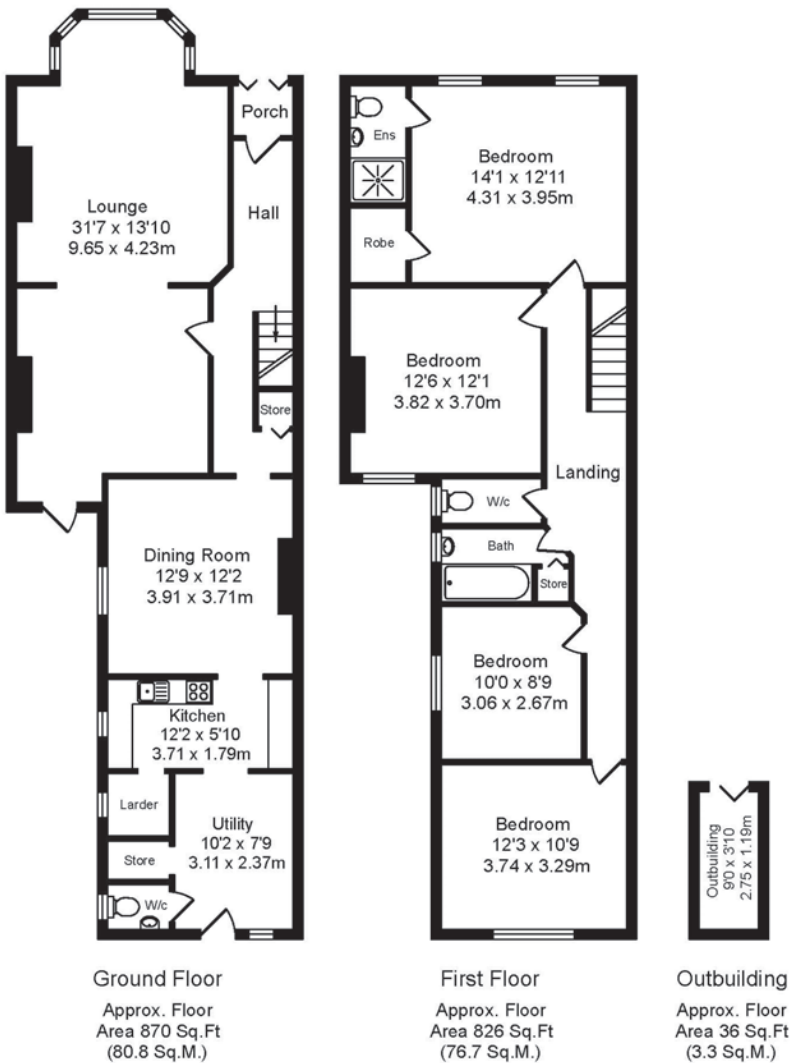




Ormskirk: 01695 570102    Parbold: 01257 442789  
 Southport: 01704 778668    Chorley: 01257 241173  
 arnoldandphillips.com

The Common, Parbold  
 Total Approx. Floor Area 1732 Sq.ft. (160.8 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: C

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.





Arnold and Phillips are delighted to present this spacious, four-bedroom Edwardian semi-detached home, perfectly situated along 'The Common', in the heart of Parbold village, West Lancashire. Nestled within a generous and private plot, this much-loved home is brimming with potential, offering a fantastic opportunity for buyers seeking to modernise and create a bespoke family residence in an excellent highly sought after location.

A large driveway welcomes you to the property, providing ample off-road parking for multiple vehicles. The home's traditional façade is charming, with an inviting presence that complements the village setting. With well-proportioned interiors and an adaptable layout, this home offers an ideal canvas for renovation, with scope to enhance the existing character while incorporating contemporary touches to suit modern living.

Stepping inside, the ground floor is thoughtfully arranged with three dedicated living spaces. The main front lounge enjoys a bright and airy feel, enhanced by a picturesque bay window that provides a pleasant outlook. This space flows seamlessly into a second adjoining reception room, allowing for flexible use as a formal dining area or additional lounge space, both centred around ornate feature fireplaces that add a touch of traditional charm.

The kitchen is positioned at the rear of the property, fitted with a range of units that remain functional but offer an opportunity for upgrading to suit individual tastes. A spacious utility room provides additional practicality, offering extra storage and workspace, while a separate WC is conveniently located to the rear. The layout of the ground floor presents plenty of potential for reconfiguration, whether to create an open-plan family kitchen or retain distinct spaces for different needs.

Ascending to the first floor, four well-proportioned bedrooms provide generous accommodation for families or those needing extra space for guests or a home office. Each bedroom is a comfortable double, with all enjoying a pleasant aspect over the surrounding area. The main bedroom benefits from en-suite bathroom facilities, along with built-in storage options, ensuring a practical and private retreat. The remaining bedrooms are well served by the main family bathroom, which includes a bath with overhead shower, wash hand basin, and a separate WC, offering convenience for busy households.

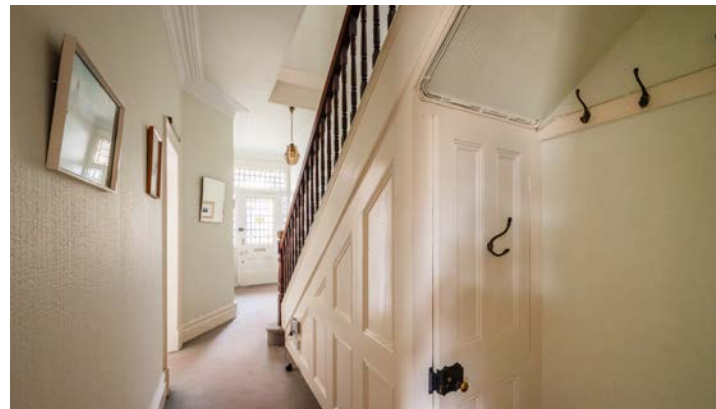
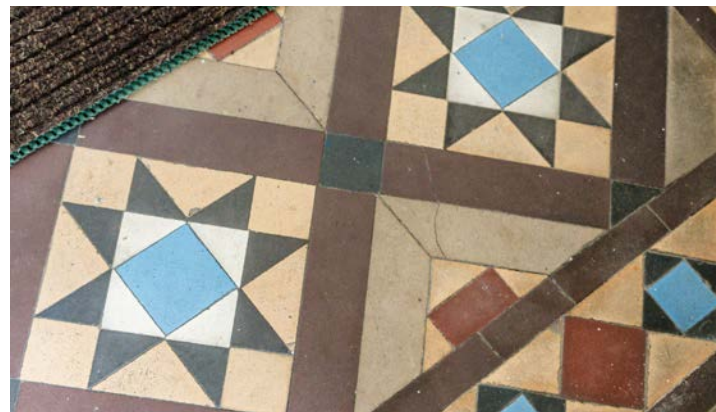
Externally, the large rear garden is mainly laid to lawn and bordered by an array of mature plants and shrubs, providing an excellent outdoor space that feels both private and established. A spacious patio terrace offers a versatile area for outdoor seating and socialising, while the size of the plot presents excellent potential for further extension, subject to the necessary planning permissions.

Positioned in the heart of Parbold village, this home is perfectly located to take advantage of the excellent amenities the area has to offer. The village is renowned for its welcoming community, picturesque countryside surroundings, and convenient transport links. Parbold railway station is within easy reach, offering direct connections to Manchester and Southport, while the M6 motorway is also nearby, making commuting straightforward. A selection of well-regarded schools, independent shops, cafés, and local pubs contribute to the appeal of this desirable location, ensuring everything needed for day-to-day living is close at hand.

With gas central heating, double glazing throughout, beautiful original features and fantastic scope for modernisation and improvement, this property offers a rare opportunity to secure a sizeable home in a prime village setting. Internal inspection is highly advised to appreciate the space, potential, and charm this property has to offer.







**KEY FEATURES**

Spacious Semi-Detached Home

Generous Plot

Four Bedrooms

Circa 1732 Square Feet

Two Reception Rooms

Fitted Kitchen

Large Rear Garden

Driveway Parking

Prime Village Location





