

FOR SALE

61, Burnside, Parbold, WN8 7PE

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

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## 61, Burnside, Parbold, WN8 7PE

*Extended, renovated and much improved semi-detached house in peaceful village location.*



- Extended ground floor accommodation
- South-facing garden
- Quiet location overlooking green
- No chain delay / Freehold
- Refurbished & redesigned interior
- Block paved driveway for 2-3 cars
- Stylish kitchen & newly fitted shower room
- 899 SQ.FT.

61 Burnside is a stunning freehold semi-detached property that stands out from the rest. It is located in a peaceful area of Parbold Village, facing a lovely green space. The property has been extended, renovated and improved to a high standard, offering a modern and spacious living space of almost 900 square feet. The property is perfect for anyone looking for a stylish and comfortable home, whether they are first-time buyers, young families or downsizers.

The property features an entrance porch and hall with elegant Karndean parquet flooring that leads to a cosy living room with an inset gas fire and a dining room or spacious study. At the back, there is a fantastic kitchen and separate sitting room that overlooks the south-facing garden with French doors that open to a new Indian stone patio. The kitchen was fitted in Summer 2016 and refreshed in summer 2020 with Karndean Tile Effect flooring and high-quality units that include a NEFF induction hob and duo combi oven, an integrated dishwasher and a washer/dryer. On the first floor, there are three bedrooms with plush Satino Royale carpets and a stunning new shower room that was only installed within the last two years and features a large luxury walk in shower cubicle complimented with stylish tiled walls and flooring. The loft is fully insulated and carpeted with electrical sockets and lighting. The property also boasts professionally landscaped front and rear lawns (south facing) with new Aco drains, mature shrubs, trees and rose bushes, as well as a block paved driveway that can accommodate 2-3 vehicles. The rear backs onto a play park making it ideal for anyone with children. The main roof was re-mortared and dormer roofs replaced in 2019.

Other benefits of this superb home include: fitted blinds, gas central heating with a modern combi boiler, full double glazing, cavity wall insulation and a burglar alarm.

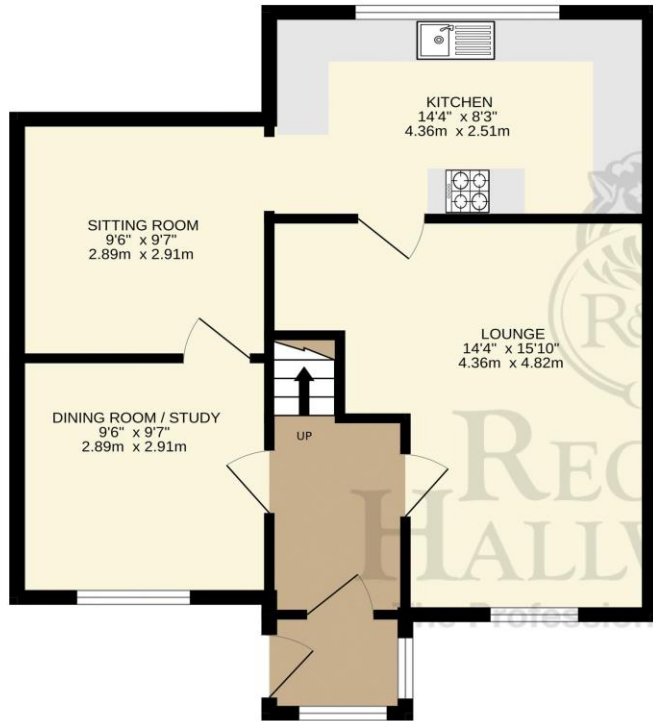




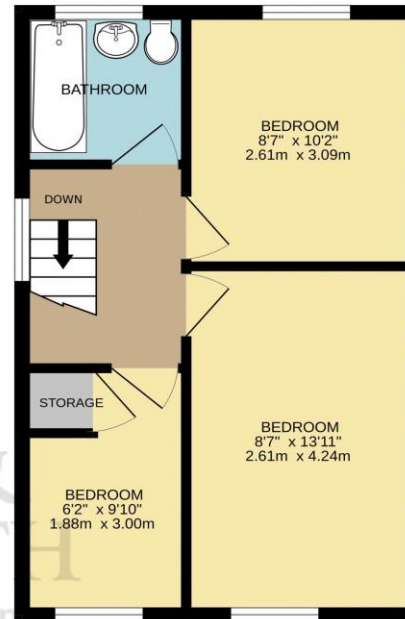




**GROUND FLOOR**  
545 sq.ft. (50.7 sq.m.) approx.



**1ST FLOOR**  
354 sq.ft. (32.9 sq.m.) approx.

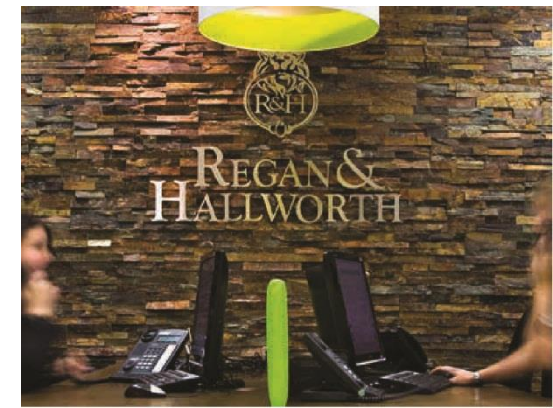


**TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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