

FOR SALE

12, Alderbrook Drive, Parbold, WN8 7HF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Recently refurbished detached family home right in the heart of Parbold Village

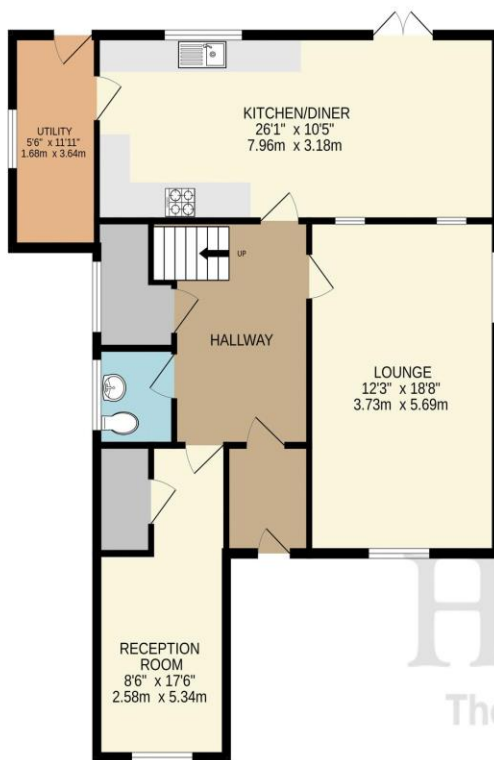


- Large detached village house
- Sleek & stylish interior
- New kitchen & bathrooms
- Downstairs gym / office
- Recently renovated
- Landscaped gardens
- Professional loft conversion
- 2099 SQ.FT.

This magnificent detached home is a rare find in the heart of Parbold village, off Brandreth Drive. 12 Alderbrook Drive is a prime location that offers first-class accommodation with four large bedrooms, a loft conversion with two extra rooms, plus a newly upgraded kitchen and bathrooms. The property itself is an eye-catching traditionally styled detached home that has benefited from a handsome rendered facade & a sleek, contemporary finish internally. It has been transformed from its original design, with a third floor added by a skilful loft conversion, creating a total living space of nearly 2100 square feet. The back of the home features an open plan kitchen diner, which is the perfect space for family life and socialising and is equipped with elegant handleless units, matching worktops and integrated appliances, while the dining area has French doors that open to a stone patio / terrace for outdoor living and dining. The kitchen diner is the main hub of the home, where families can cook and dine together and entertain guests. The home also features a reception hallway with a cloakroom/WC, a gym/office room and a large lounge with a feature fireplace. The lounge is a cosy and comfortable space to relax and enjoy the warmth of the fire. On the first floor, there are four double bedrooms, a luxury family shower room and an ensuite to the main bedroom. The main bedroom is a spacious and elegant retreat with a private shower room. The second floor can be accessed from a staircase on the landing and has two spacious rooms with storage. These rooms are versatile and can be used for various purposes such as a home office. Other benefits include gas central heating and full double glazing, which make it energy efficient and comfortable. The home is a stunning and spacious property that offers a high-quality living experience in a desirable location.



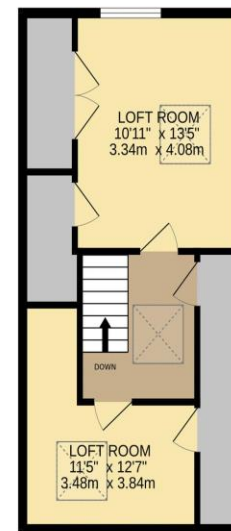
GROUND FLOOR
929 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 2099 sq.ft. (195.0 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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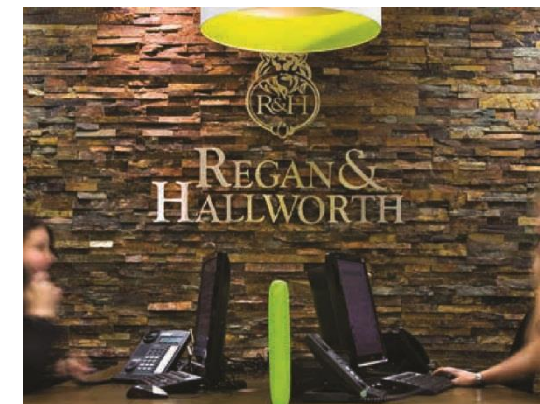
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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