

FOR SALE

9, Tan House Lane, Parbold, WN8 7HG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



9, Tan House Lane, Parbold, WN8 7HG

An elegant, detached home offering the perfect blend of modern with arts & crafts.

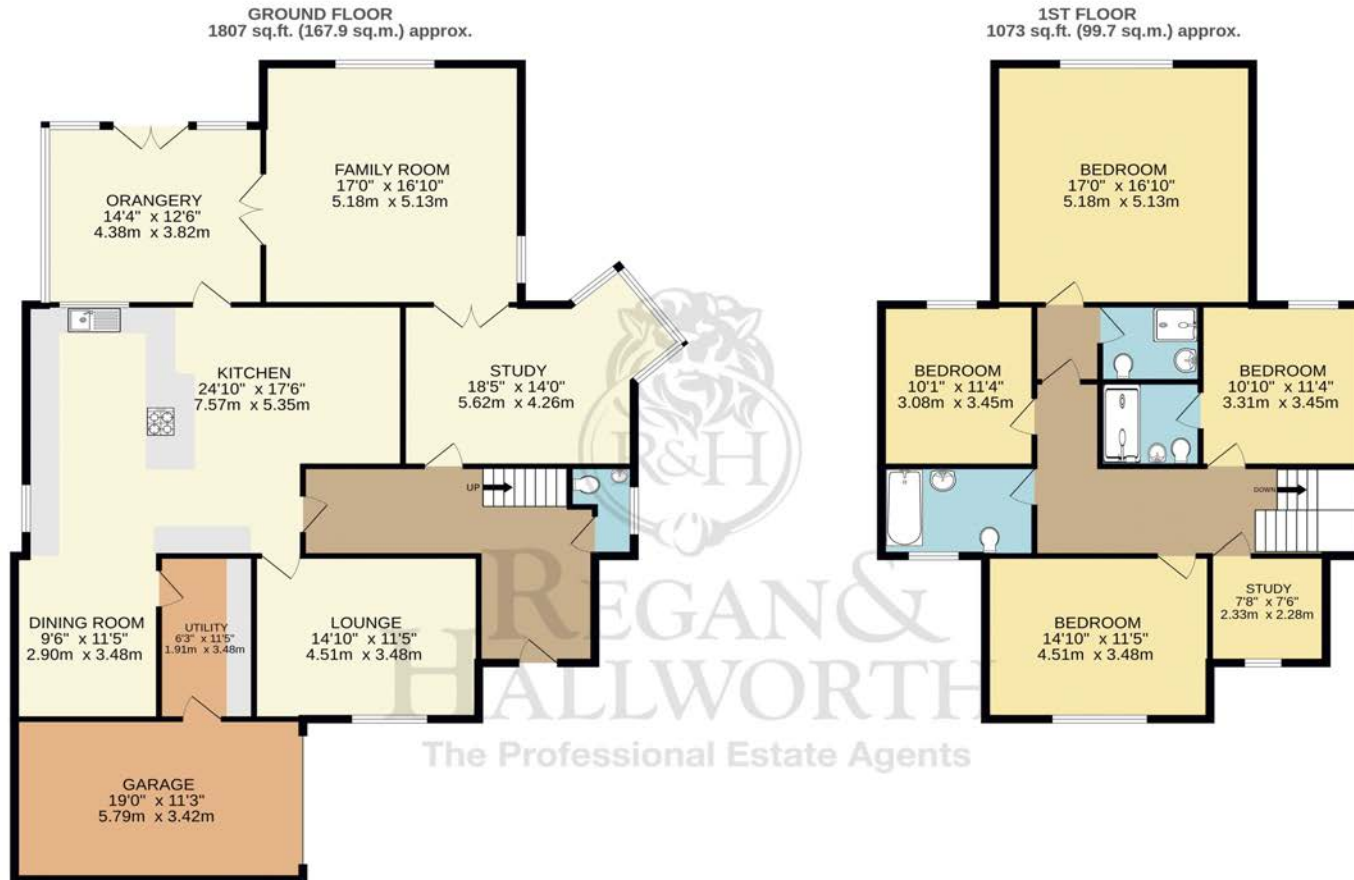


- Elegant detached family home
- Exceptional, luxury finish throughout
- Impressive amount of floorspace
- Parking & integral garage
- 4 bedrooms / 5 reception rooms
- Beautiful open plan kitchen diner
- Highly coveted village location
- 2880 SQFT

Brimming with eye-catching kerb appeal, this deceptively spacious & stunningly realised detached family home totals an impressive 2880 square feet of impeccable living accommodation brimming with original features and character. Fully renovated around 5 / 6 years ago, this elegant Arts & Crafts period detached family home was remodelled, extended & expertly renovated throughout with great care taken to create the perfect blend of pretty period detail, fused with quality workmanship & a unique contemporary edge meaning that clients can simply move in and start unpacking. The quality of the feature coved ceilings, elegant staircase and beautiful solid oak doors, coupled with large architraves and casings really help to elevate the home above any other properties on the market right now. The ground floor alone offers in excess of 1800 square feet and will reveal; a stunning entrance hallway, 5 equally beautiful reception rooms including a useful home office, snug, stunning main lounge with contemporary inset fireplace & a bespoke rear orangery with exposed beam frame & lantern roof light. There is a luxury open plan kitchen diner with breakfast bar, quartz worktops & a range of quality integrated appliances. Beyond the kitchen is a useful utility room and access into the large garage. Upstairs there are four bedrooms, a small study / snug and a fully tiled high spec family bathroom suite. The superior master suite has its own stylish en-suite plus a range of built in wardrobes. Bed 2 also has its own contemporary en-suite too. Furthermore, there is particularly large loft here offering the potential for adding additional living space, should clients wish. Externally, the lovely rear garden has been beautifully landscaped, boasting a perimeter wall, patio area and sunny, south facing aspect. To the front is a generous block paved driveway which provides off road parking for numerous vehicles and gives access to the large garage. Tan House Lane itself is a leafy residential street set right in the heart of Parbold & is renowned for housing some of the village's finest homes. A wide range of shops and amenities including an excellent array of pubs, restaurants and coffee shops are all within a short walk of the property. Plus the village boasts two outstanding schools, a train station with links to Manchester, Wigan & London and is only 10 minutes drive from motorway networks. Early viewings are essential.







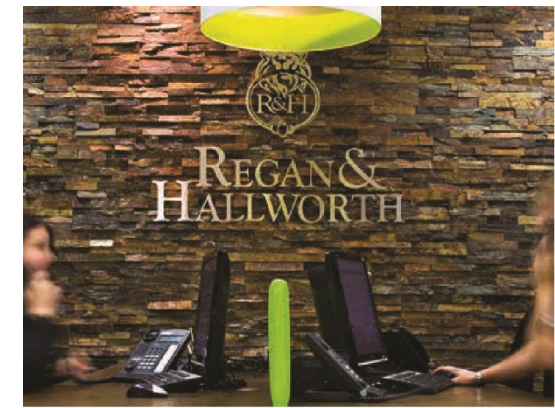
REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 2880 sq.ft. (267.5 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.
Made with Metropix ©2024



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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com