

FOR SALE

43, Burnside, Parbold , WN8 7PD



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A bright well-appointed home in the ever popular Parbold village



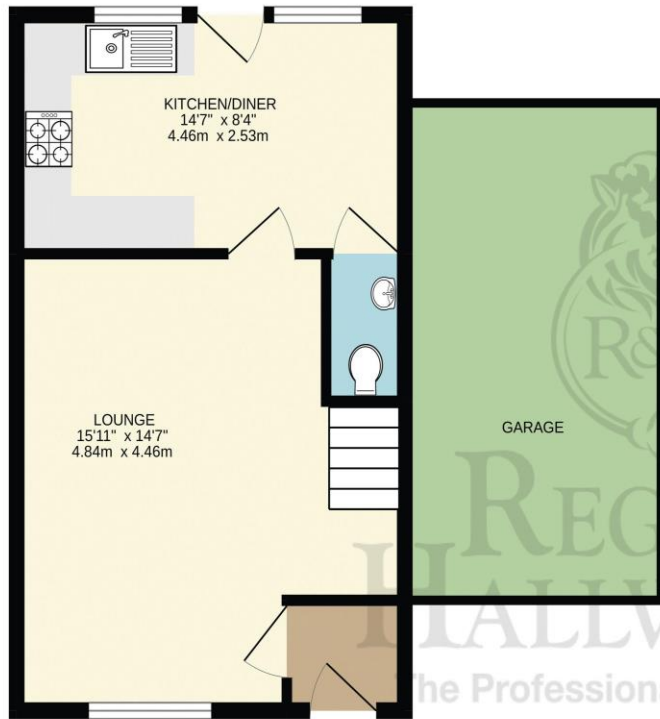
- Modern semi-detached family home
- Open plan kitchen / dining room
- Family bathroom / shower over bath
- NO ONWARD CHAIN
- Great sized reception rooms
- Three good sized bedrooms
- Front and rear gardens / garage / driveway
- 707 SQ. FT.

This is a superb opportunity to purchase an excellent, semi-detached home which is now offered for sale with NO ONWARD CHAIN. Located in the heart of the ever-popular village of Parbold, is this fantastic semi-detached family home. Burnside is situated within easy walking distance to all the village amenities, bus routes, train station, schools, country walks and is just a short drive to several major motorway networks. Internally, the accommodation briefly comprises of entrance hallway, large lounge/sitting room to the front and then an open plan kitchen/dining area to the rear offering a range of wall, base and drawer units along with cooker and space for table and chairs. Up on the first floor the centrally located landing area opens to give access to two double bedrooms, one to the front and one to the rear, third single bedroom and then a modern family bathroom with shower over bath. Externally the property has a lawn garden to the front with large driveway and garage whilst to the rear there is a private and well stocked enclosed garden. Internal inspection is highly recommended to fully appreciate the size, finish and location.

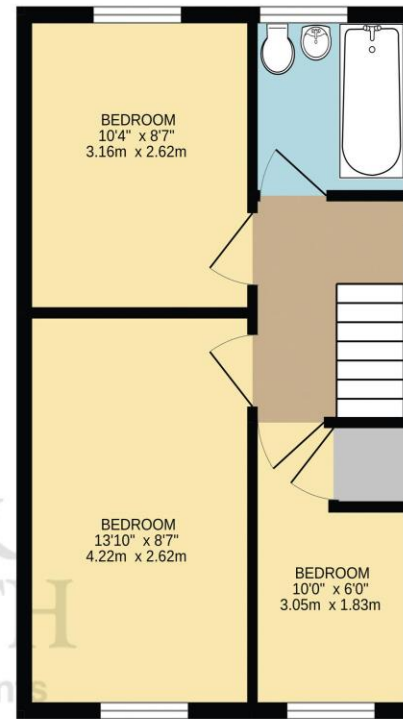




GROUND FLOOR
354 sq.ft. (32.8 sq.m.) approx.

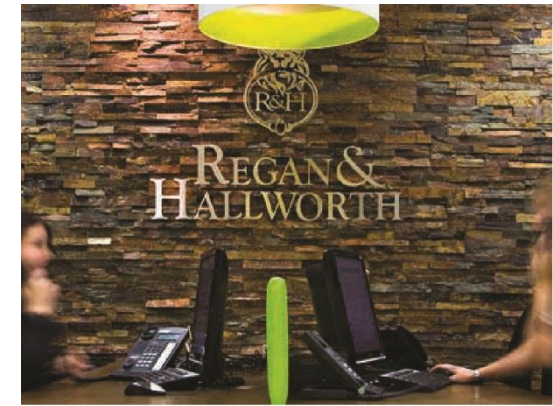


1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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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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