

FOR SALE

26, Tan House Lane, Parbold , WN8 7HG

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



26, Tan House Lane, Parbold , WN8 7HG

Outstanding, period family home located in the heart of the ever popular village of Parbold



- Impressive period detached family home
- Open plan kitchen / dining room with utility
- Family bathroom / en-suite / cloak room wc
- Located close to village amenities / train station
- Exceptional sized / Versatile reception rooms
- 5 large double bedrooms
- Large gardens / driveway / double garage
- 3409 SQ. FT.

This is a rare and exciting opportunity to purchase a stunning, double bay fronted, period detached family home located along the most desirable Tan House Lane in Parbold village. This period family home not only boasts just shy of 3500 square feet of versatile accommodation, it also sits on a large plot (approx 0.21 acres) with mature landscaped gardens to both front and rear. Situated at the top of Tan House Lane, the property has easy access to all the amenities the village has to offer along with bus stops and train station, outstanding schools for all ages, some amazing countryside and canal side walks. It is also just a short drive to several major motorway networks. In brief, this amazing family home boasts an impressive entrance hallway, large formal dining room with feature bay window which has a window seat overlooking the gardens, spacious formal lounge / sitting room located to the front with another period style bay window, again with window seat, cloak room wc, garden / family room located to the rear with double doors leading out onto the rear patio and gardens, country style kitchen / morning room located to the rear with the kitchen offering a range of wall, base and drawer units along with space for a table and chairs, large well equipped utility room with two large store cupboards. On the first floor the landing area opens to give access to two large double bedrooms located to the front, both with feature bay windows and one with a modern fitted en-suite shower room, two further double bedrooms, one to the side and the other to the rear, a study / home office, family bathroom with wc, sink unit, bath and corner shower unit. The property has been extended over the garage to create two further large bedrooms. The extension could easily be adapted into a granny annex/teenage pad (with appropriate permissions). Externally this impressive family home is set back from the road with block paved driveway leading to a larger than average double garage which leads to a well maintained lawn surrounded by fully stocked borders and mature trees. To the rear there is a private and secure garden with patio areas, large well-maintained lawn and more well stocked mature borders and trees. Internal inspection is highly recommended to truly appreciate the property's size, versatile accommodation and amazing location.





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TOTAL FLOOR AREA : 3409 sq.ft. (316.7 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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