

FOR SALE

8, Hillside Avenue, Parbold, WN8 7AW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



8, Hillside Avenue, Parbold, WN8 7AW

This old smithy is a cosy recently updated 1 bed cottage in leafy village setting.



- Character detached 1 bed house
- Recently refurbished former smithy
- Wooded setting on private road
- Enclosed gardens & new decking
- Stylish open plan living
- Bedroom with modern ensuite
- Recently updated kitchen
- 457 SQ.FT. / Freehold

This former smithy has been skilfully converted and recently refurbished into a marvellous one bed detached character home. Set on a private road right in the heart of the delightful semi-rural village of Hilldale close to Parbold and M6 motorway networks it boasts a hard to beat location with stunning countryside walks, great village amenities and fantastic country pubs all on its doorstep.

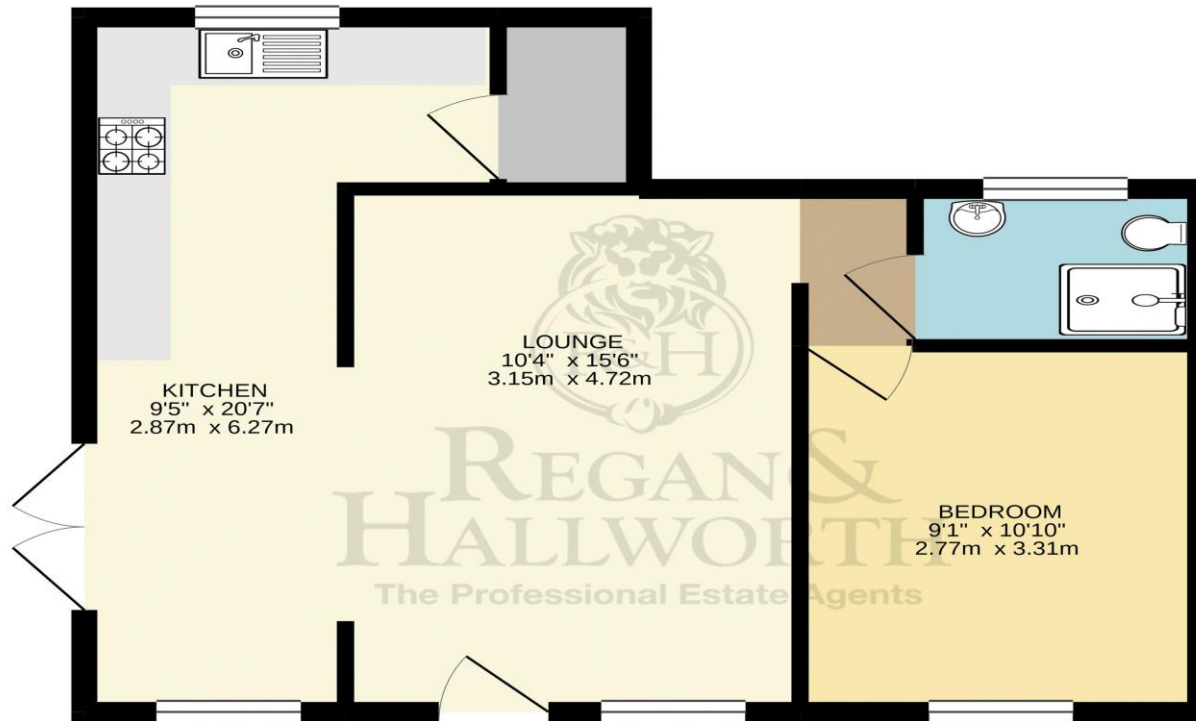
Situated in an area of natural beauty, the pretty exterior and mature wooden setting creates a fantastic first impression of this home whilst stepping inside you will be pleasantly surprised by the light and airy accommodation it offers. Although not a big property, the living space is open plan and the rooms are spacious and well-planned with plenty of space for a couple with dogs who can take advantage of the many fantastic walks on offer in the area. The accommodation is warmed by gas central heating and has a modern white finish throughout which apart from creating a light interior also creates a canvas to highlight some of the properties original features.

Outside there is parking on the private road to the front and ample sized enclosed gardens to front, side and rear with an extensive newly decked patio that can be accessed via French doors off the kitchen providing fantastic outside living and dining space which is very private and enjoys a sunny westerly aspect. This lovely spot is the perfect place to relax with a glass of wine and enjoy the evening sun whilst on the other side is an additional garden area which is paved. Offering vacant possession early viewings are highly recommended to avoid missing out on this one of a kind lifestyle home.





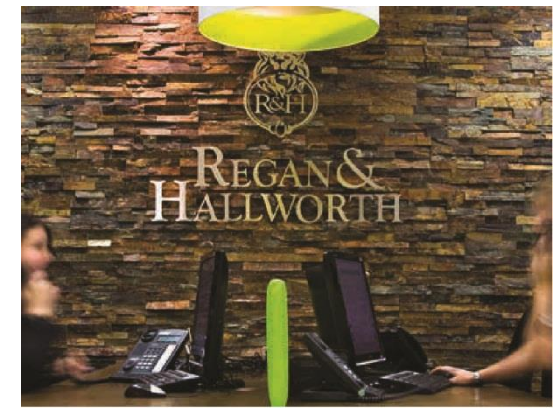
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 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 ©2021



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