

FOR SALE

72, The Common, Parbold, WN8 7EA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



72, The Common, Parbold, WN8 7EA

A spacious 4 bed period home with private garden in prime village location



- Victorian semi detached house
- Four bedrooms
- Backs onto greenbelt farmland
- Prime village location
- High ceilings & period features
- Private garden to rear
- Gas central heating / Double Glazing
- 1681 SQ.FT.

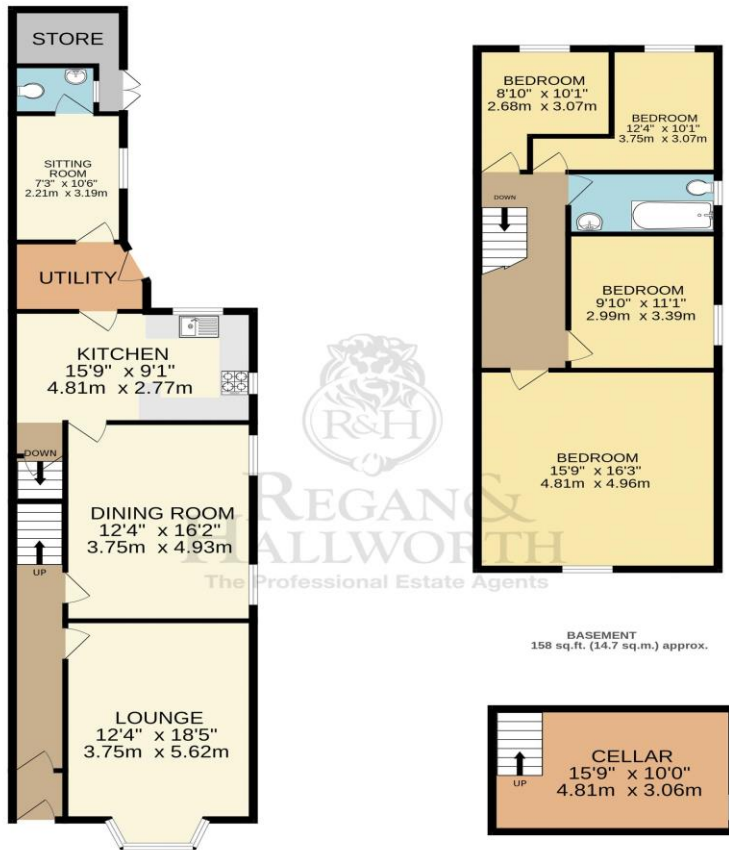
This Victorian semi-detached house in Parbold is truly special, being one of only a few of its kind in the area. Located in one of the most highly coveted spots on 'The Common', this home is surrounded by some of the village's finest and most sought-after properties. Just a short stroll away, you'll find superb village amenities, making everyday living convenient and enjoyable. The property features a private garden plot to the rear, that is an ideal space for outdoor entertaining, gardening, or simply unwinding. Living here means enjoying the charm and character of a Victorian home, combined with the convenience of being close to all the amenities Parbold has to offer. From local shops, country pubs, a wine bar and a coffee shop on the canal to schools, shops, a dentist, doctors and parks, everything you need is within easy reach. Requiring modernisation, the house offers excellent accommodation with high ceilings and plenty of period details set mainly over two floors but also featuring a cellar and a large loft, floored on full-sized joists which could be used as a play room or converted into an additional bedroom. The ground floor comprises a porch and traditional hallway with original staircase. There are spacious living and dining rooms with an additional breakfast / dining area leading to a kitchen. Beyond the kitchen there is a utility room leading to a rear sitting room / study with a toilet and sink. The patio garden is reached off the utility room and provides access to an outside store. There is also a cellar accessed from the breakfast/dining area. The first floor features a lovely landing leading to a family bathroom and four bedrooms including a large master bedroom located to the front. The loft is accessed from the landing via a built-in ladder and has mains lighting. Ample street parking is available whilst the private road to the side of the house provides pedestrian access to a lovely enclosed garden which is laid to lawn, well stocked and very private. The rear enjoys a sunny westerly aspect and backs directly onto greenbelt farmland.





GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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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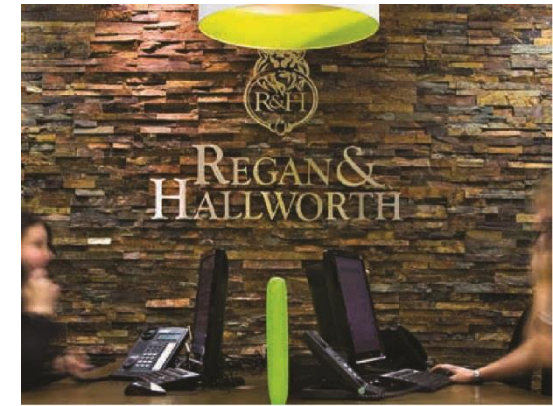
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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