

FOR SALE

3, Bramble Way, Parbold, WN8 7HZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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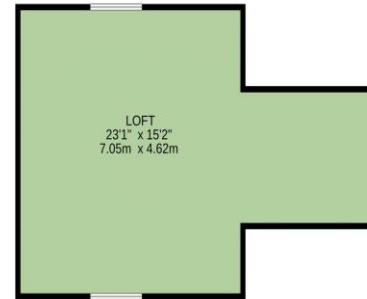
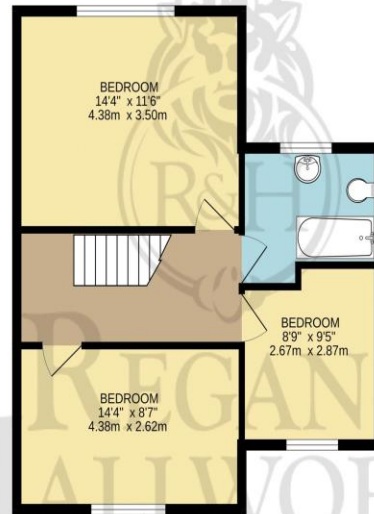
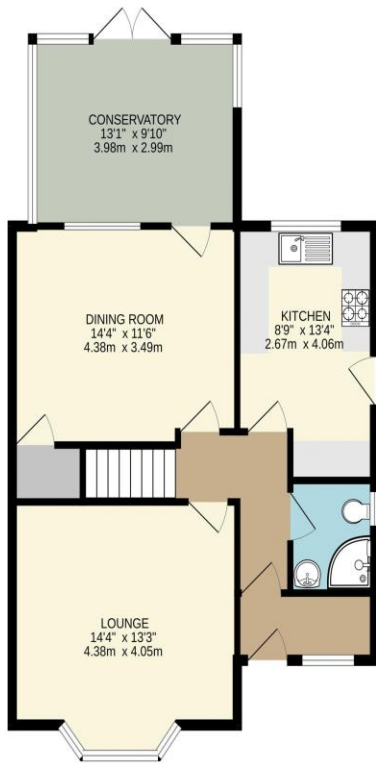
Significantly extended semi-detached home enjoying a wonderful setting backing onto canal.



- Beautiful semi-detached cottage
- Large two storey extension
- Backs directly onto canal
- Solar panels with battery
- 3 bedrooms / 2 reception rooms
- Idyllic, peaceful setting
- Central Parbold setting
- 1352 SQFT

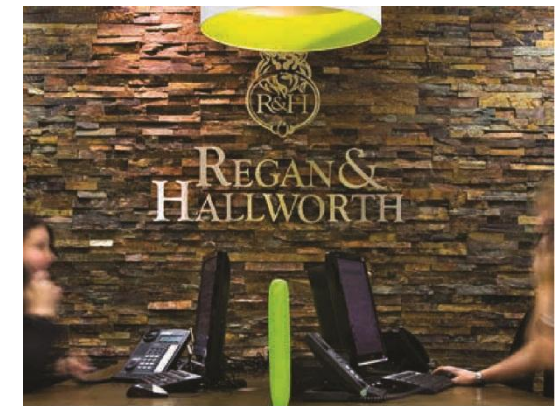
Enjoying an idyllic waterside setting backing directly onto the Leeds-Liverpool Canal & benefitting from a superb 2 storey side extension that has added considerably to the property's layout and size - this beautiful semi-detached cottage is enviably located on one of Parbold's most sought after country lanes where houses rarely come on the open market. Bought by the current owners & significantly extended, the home now provides 1352 square feet of living space that in brief comprises; an entrance hallway with ground floor bathroom, pretty front lounge, rear sitting room & conservatory plus a smart fitted kitchen with vaulted ceiling. Upstairs there are three good sized bedrooms plus a principal bathroom suite. Externally the setting here is hard to beat - the rear garden is mature, private and well stocked with plants and flowers, plus backs directly onto the canal & boasts a pretty, secluded seating area next to the water. There is a driveway to the front for ample off road parking & pleasant open aspect views across rolling fields. The home also has solar panels fitted to the roof plus a battery for electricity storage. Bramble Way itself is a lovely little setting positioned right in the heart of Parbold & is a short stroll to the village's wide range of shops and amenities including an excellent array of pubs, restaurants and coffee shops. 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.





TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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