

FOR SALE

24, Burnside, Parbold , WN8 7PD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



24, Burnside, Parbold , WN8 7PD

Recently refurbished three bed semi-detached family home located in the centre of Parbold



- Recently refurbished family home
- Modern open plan kitchen / dining room
- Two double bedrooms and one single
- NO ONWARD CHAIN
- Great sized reception rooms
- Family bathroom with shower unit
- Gardens / driveway / garage
- 902 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this modern semi-detached home. The property is located along a quiet and popular residential street in the lovely rural village of Parbold and has been recently improved including rewiring, freshly replastering of the whole house plus upgrading the kitchen and bathroom.

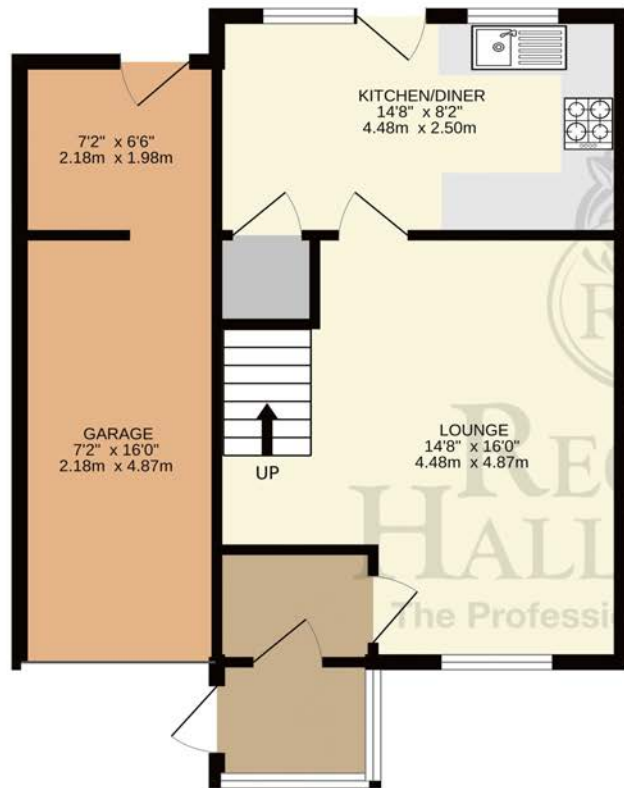
Burnside is within easy walking distance to the centre of Parbold village with all its amenities, schools, train station and motorway networks. The accommodation comprises briefly of a double-glazed porch to front, spacious lounge with feature fireplace, newly fitted kitchen / dining with the kitchen boasting a range of wall, base and drawer units incorporating built in cooker, hob, extractor hood, tiled flooring, splash back and space for a dining table. Upstairs you will find two great sized double bedrooms and third single room perfect for a child's room or a home study. The principal family bathroom has been freshly upgraded with a large walk-in shower, vanity wash hand basin, and low-level WC with complimentary tiled walls and flooring.

Externally there are good sized low maintenance gardens to front and rear together with a block paved driveway providing ample off-road parking to the front. The rear is perfect for a spot of quiet relaxation whilst attached to the side of the house there is a garage with electrics. Internal inspection is highly recommended to truly appreciate the properties size, internal finish and outstanding location.

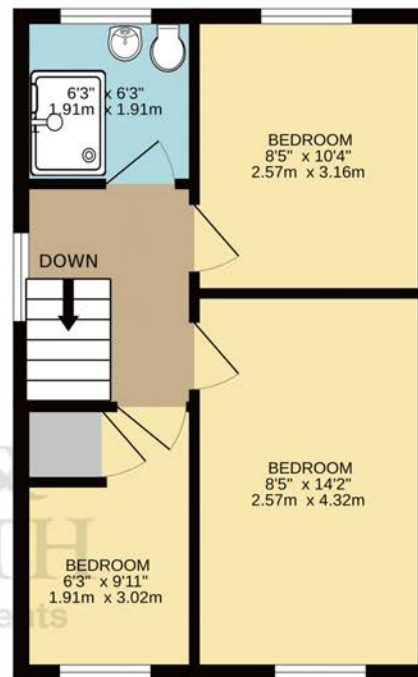




GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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