

**FOR SALE**

1, Mill Leat Close, Parbold, WN8 7NJ

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

ESTD  
1996





## 1, Mill Leat Close, Parbold, WN8 7NJ

*Smart 2 bed semi-detached home centrally located in the highly prized village of Parbold.*

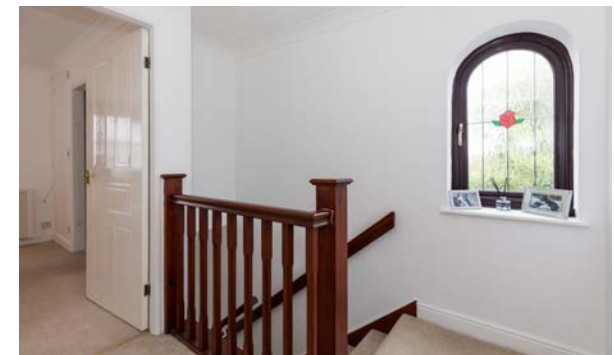


- Smart semi-detached home
- Lovely presentation throughout
- Central village setting
- Available chain free
- 2 bedrooms / 1 reception room
- Quiet cul-de-sac setting
- Large driveway & garage
- 834 SQFT

Brimming with eye-catching kerb appeal and offered to the market with the added incentive of no chain delay - this impressive & well appointed semi-detached home is enviably located in one of Parbold's most highly prized and quiet residential locations. Enjoying a conveniently central village location that is a mere stone's throw to the village's numerous shops, pubs, cafes & canal side walks - the property itself enjoys a choice corner position as you enter the cul-de-sac. Internally the condition of the home is excellent, with the property benefiting from light decor throughout.

There is an entrance hallway, a main lounge with feature bay window, a good sized fitted dining kitchen with French Doors giving access out onto the garden, whilst upstairs there are two double bedrooms with fitted units & an en-suite to the master bed plus a modern principal bathroom suite. Externally, there are pretty gardens to the front & the rear. The rear boasts an Indian Stone patio area & lots of privacy whilst to the front is a notably spacious driveway providing ample off road parking & leading through to a garage.

Locally, the property sits right in the very centre of Parbold making this an ideal purchase for a wide range of clients. Early viewings are highly encouraged on this beautiful home. No chain delay.



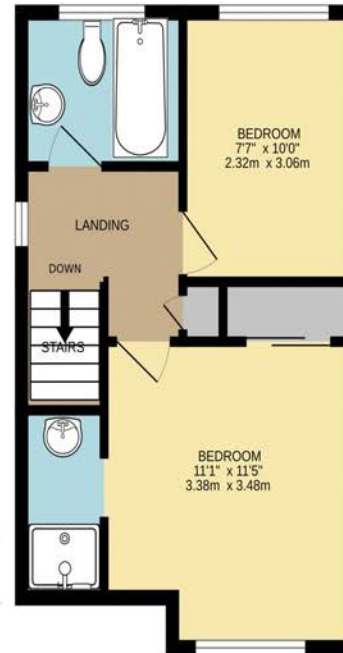
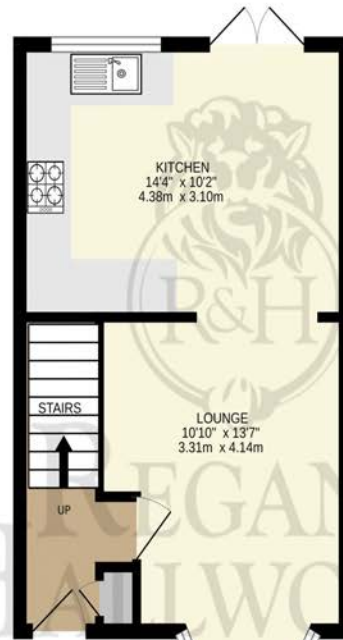
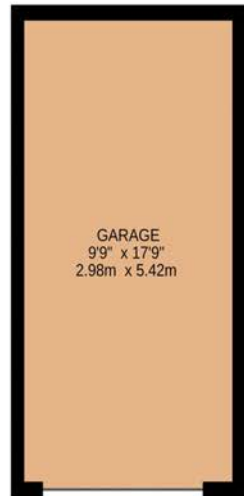




GARAGE  
174 sq.ft. (16.2 sq.m.) approx.

GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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.  
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#### 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



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