

FOR SALE

5, Bramble Way, Parbold, WN8 7HZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Bramble Way, Parbold, WN8 7HZ

An impeccably presented semi-detached character property in a prime canal-side setting



- Two bed cottage full of character
- Truly idyllic canal-side setting
- Deceptively spacious
- Landscaped gardens & driveway
- 1st class village location
- Impeccably presented
- Brick-built garden lodge
- 1165 SQ.FT. in total / Freehold

Waterside living is a dream for many people and this charming semi-detached cottage occupies a first class location resting at the bottom of Parbold hill with lovely rural outlooks to the front and a large rear garden that backs directly onto the Leeds-Liverpool canal with private mooring rights.

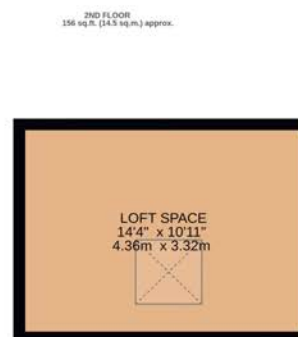
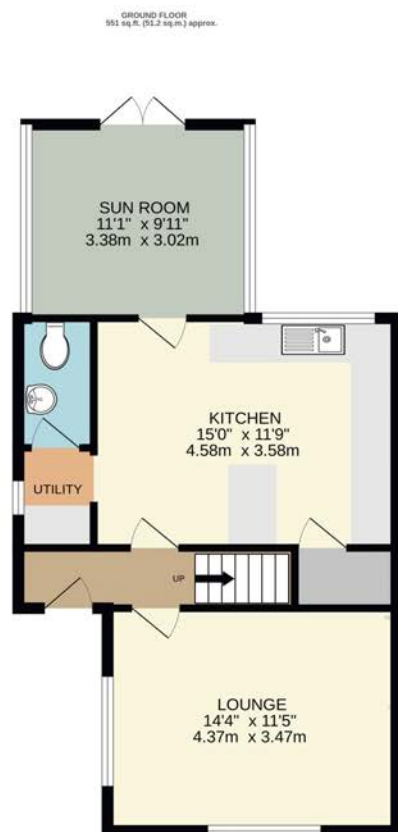
Beautifully maintained and significantly improved over the last 8-9 years, the property has benefitted from a new roof, an energy-efficient gas central heating boiler, a new bathroom, upgraded conservatory with fully insulated roof and new windows creating a stunning sun room, and replacement front and rear doors along with high-quality double glazing to the rear.

Deceptively spacious and brimming with character, cottages of this nature are incredibly rare in Parbold. Offering over 1,000 sq. ft. of living space, it also includes a delightful brick-built garden lodge — fully insulated and ideal as a guest room, studio or summer house — complete with its own chimney ready for a fireplace/wood burner to be fitted.

The well-presented interior includes an entrance porch leading to a bay-fronted lounge, a generous dining kitchen with breakfast bar, utility room, and ground floor WC, plus the sun room overlooking the south-westerly facing landscaped garden. Upstairs are two double bedrooms and a modern bathroom, while a converted loft provides a further 156 sq. ft. of versatile hobby or storage space. Impeccably cared for and offering a truly idyllic canal-side setting, this unique home must be viewed to be fully appreciated.







OUTBUILDING
83 sq.ft. (7.7 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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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