

TO LET

6, Northdene, Parbold, WN8 7PH

REGAN & HALLWORTH
The Professional Estate & Letting Agents



6, Northdene, Parbold, WN8 7PH

Superb 3 bed link-detached house tucked away in heart of Parbold village.



- Link-detached house
- Conservatory & garage
- Modern ground floor WC
- Popular location
- Three bedrooms
- Modern family bathroom
- Modern ensuite shower to bed 2
- 1055 SQ.FT. / No chain delay

Now available to let and located in the popular village of Parbold is this good-sized three bedroom detached house resting in a quiet cul-de-sac in the heart of the village. Parbold is regarded by many as one of the nicest places to live in West Lancashire and is always in high demand especially by families given the excellent local amenities, transport links and local schools.

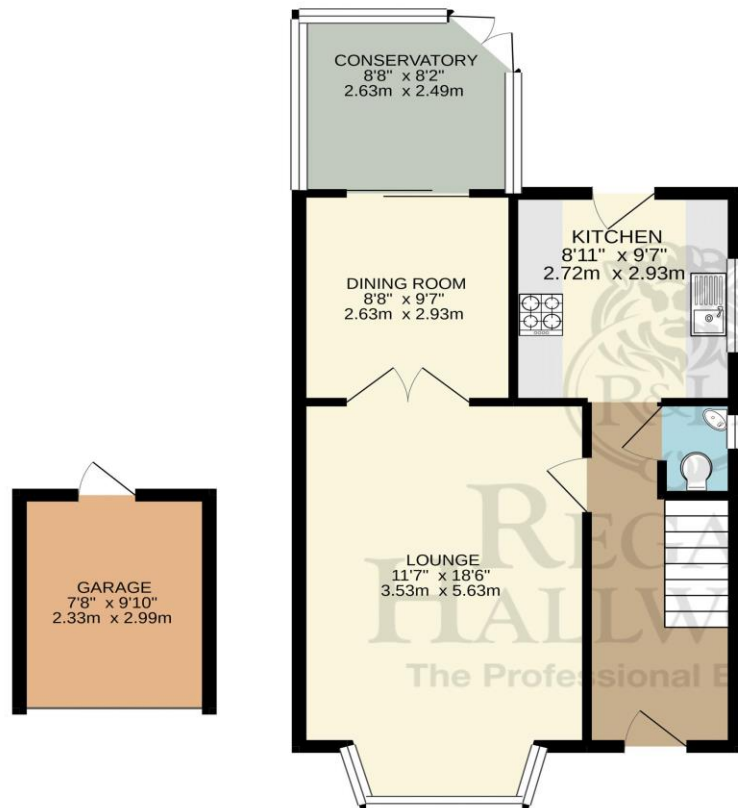
The property also boasts a conservatory and detached garage providing 1,055 square feet of space in total. It comprises in brief of a welcoming entrance hallway, front lounge with bay window & feature fireplace leading through to a separate dining room and sliding patio doors into a uPVC double glazed conservatory that provides another family room with aspects over the rear garden. Upstairs there are three bedrooms with one featuring a walk in fully tiled en suite shower, plus the newly renovated family bathroom which has a sleek modern finish comprising a p-shaped bath with shower over, wash hand basin and low-level WC complimented with fully tiled walls and flooring.

Outside the gardens have been landscaped for low maintenance with patio areas to rear that enjoy a sunny north-westerly aspect and a gravelled driveway/frontage providing ample off-road parking. Other benefits of this home include gas central heating and full double glazing. Internal inspection is highly recommended to fully appreciate the overall size, spec and superb location.

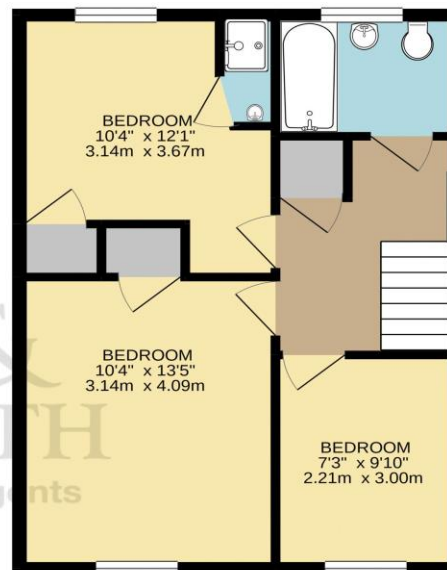




GROUND FLOOR
608 sq.ft. (56.4 sq.m.) approx.

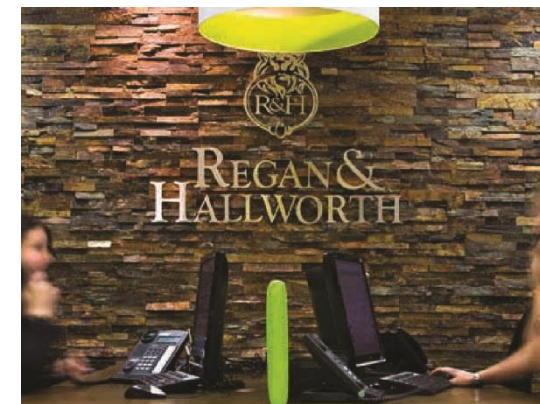


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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