

TO LET

12, Mill Lane, Parbold, WN8 7NW

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



12, Mill Lane, Parbold, WN8 7NW

Beautifully appointed 3 bed stone cottage available to let right in the heart of Parbold village.

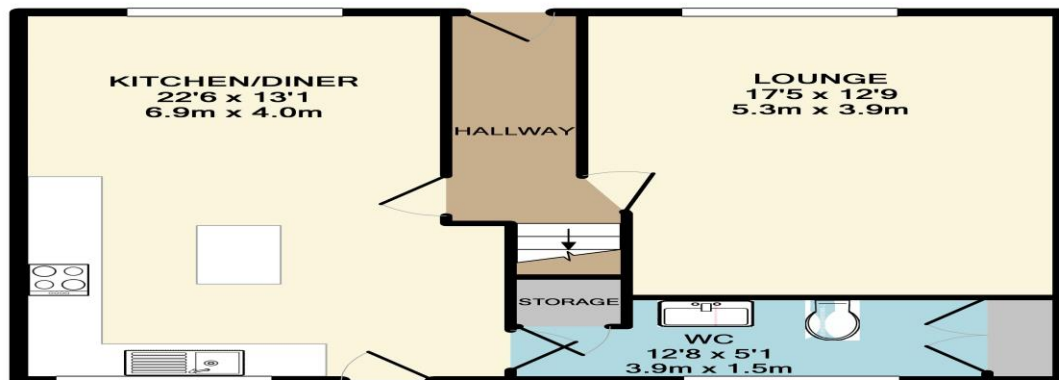


- Beautiful stone cottage
- Stunning open plan kitchen
- Generous & very private rear garden
- Double glazing
- Three double bedrooms
- Downstairs WC
- Gas central heating
- 1254 SQ.FT.

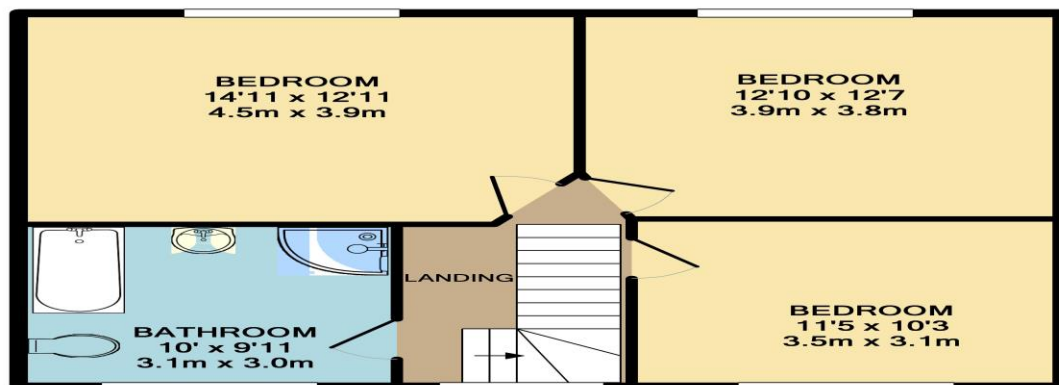
This picture postcard home located right in the heart of Parbold village is undoubtedly one of the prettiest properties to be found in the area and is AVAILABLE TO LET NOW. It features a stunning modern interior which blends perfectly with its beautiful period features as well as offering an impressive amount of living space (1254 SQ.FT.) which is further complemented by the stylish dining kitchen which has been refurbished to a very high standard. This property is right in the heart of Parbold village which provides an idyllic location for raising a family with canal walks on your doorstep, a host of local shops, outstanding schools, coffee shops, restaurants and three country pubs plus transport links via the M6 motorway and it's own busy train station with links to Manchester, the airport & London. The delightful character accommodation brims with both charm and personality, which will become abundantly clear as one enters via the welcoming entrance hallway with tiled floor and proceeding into the 17' lounge, a characterful living space with beamed ceiling & attractive fireplace. The large open plan kitchen/diner is superbly appointed and fitted with a comprehensive range of wall and base units in oak together with Granite surfaces. There is a centre island and the accommodation is equipped with a range of modern appliances including range cooker. Just off the kitchen is a utility room/WC which has recently been refurbished and features built in storage. Upstairs, the split-level landing area provides access to the three bedrooms, which are all doubles and a good sized family bathroom which is fitted with a four piece suite in classic white, comprising of WC, pedestal wash hand basin, tiled bath and separate shower cubicle.

Externally, there is a pretty walled garden to the front and a generous lawned garden to the rear - this is fully enclosed and very private with a patio area and garden shed. On street parking. A weekly gardener is INCLUDED in the rental price. Please note the photos were taken when the property was previously furnished, the property is now unfurnished only.





GROUND FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

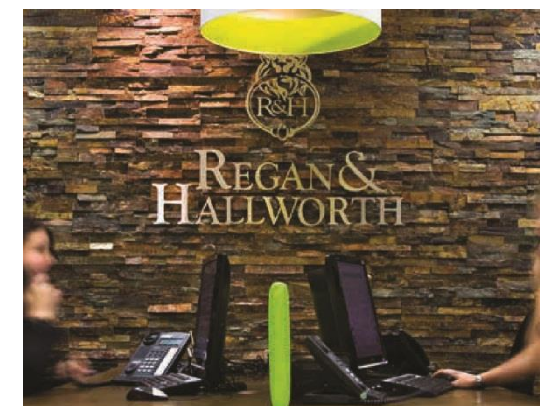


1ST FLOOR
APPROX. FLOOR
AREA 631 SQ.FT.
(58.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1254 SQ.FT. (116.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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STANDISH OFFICE

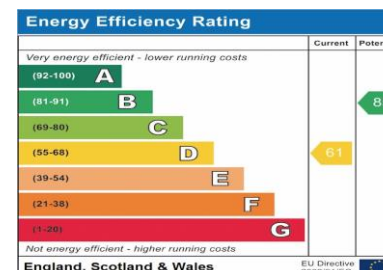
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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