

TO LET

3, Bankside, Parbold, WN8 7PJ

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



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Extended four bed semi-detached family home located in the heart of Parbold village.



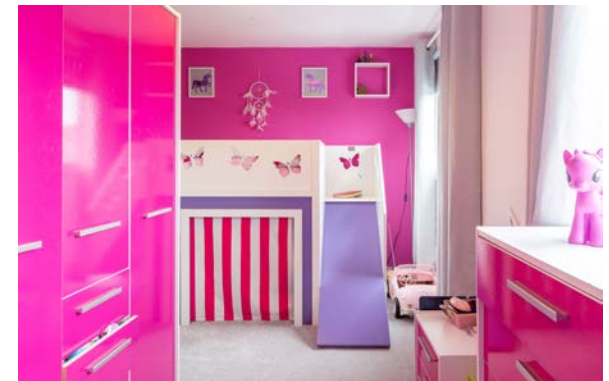
- Extended family home
- Two modern fitted family bathrooms
- Four / five good sized bedrooms
- Close to village and amenities
- Great sized reception rooms
- Large open plan kitchen / family room
- Large driveway and garden
- 1146 SQ. FT.

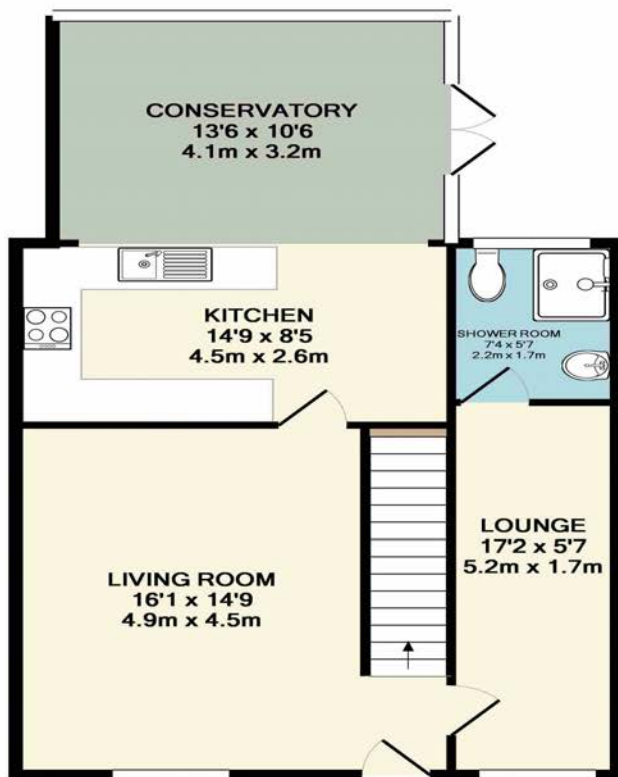
Now available to let is this immaculate four bed extended family home located in the heart of Parbold village. Bankside has been finished to a superb standard throughout and offers just over 1100 square feet of versatile accommodation. The property is situated just a few minutes to the village centre and all its amenities, Parbold train station, schools, stunning country, and canal walks and is still just a short drive to several major motorway networks.

This amazing property boasts large formal lounge / sitting room to the front with a second lounge / bedroom five to the side with modern fitted shower room. To the rear there is a lovely, fitted kitchen offering a range of wall, base and drawer units along with some integral appliances. The kitchen is open planned to a large orangery which is currently being used as a dining room / family room. Up on the first floor the centrally located landing area gives access to a master double bedroom, three further great sized bedrooms and then a modern fitted family bathroom with shower over bath.

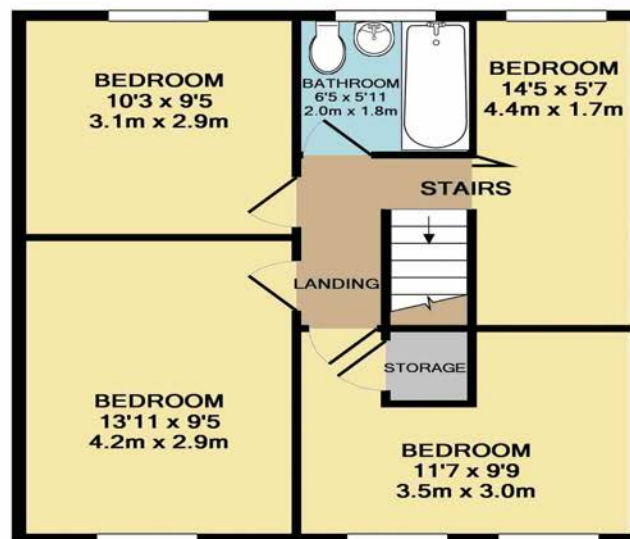
Externally Bankside has a large double driveway providing off road parking whilst to the rear there is a private and enclosed garden consisting of patio area and laid to lawn area ideal for the growing family. Internal inspection is highly recommended to fully appreciate the overall size, superb finish and excellent location.







GROUND FLOOR
APPROX. FLOOR
AREA 640 SQ.FT.
(59.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1146 SQ.FT. (106.4 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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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.