



Maria B Evans Estate Agents Limited

44 Broadmead, Parbold, WN8 7PB

Offers in the region of £219,950



- Extended, renovated semi-detached dormer style house
- Well-appointed lounge electric log burner-style fire
- Well-appointed good-sized breakfast kitchen
- Conservatory to rear and utility area
- Study or home office/play room
- Three bedrooms – two double, one single
- Fully tiled three-piece family bathroom
- Parking to front and mature garden to rear
- Gas central heating and double glazing
- Central village location close to all amenities

An attractive, three-bedroom semi-detached house on this ever popular and convenient development in the centre of Parbold village. The accommodation would be suitable for a variety of purchasers as the property has been adapted to provide a study for home office working, or a playroom, and the conservatory to the rear is divided into a relaxing seating area overlooking the mature garden and a convenient utility room which others on the development are missing.

A Upvc door with an etched glass panel and windows to either side opens to the porch with laminated floor ideal for kicking off those shoes before proceeding through a further Upvc door with fanlight design opening into the entrance hallway. A staircase leads to the first floor and there is a meter cupboard, ceiling light and, again, laminated flooring for ease which continues into the lounge.

A door opens into the lounge which has a window to the front and the eye is drawn to the feature electric log burner-style fire with a painted timber surround. There is a ceiling light, radiator and the understairs area has been opened up to give the room a larger feel with a small storage cupboard for convenience.



A square opening leads to the breakfast dining kitchen which overlooks the rear garden, is lit by a ceiling light and is fitted with a range of contemporary cream wall and base units with burnished steel knobs, granite effect worktops and upstands. Included is the eye-level grill with oven beneath, a five-ring gas hob with extractor fan over, single drainer stainless steel sink unit with mixer tap and an integrated fridge and freezer and, of course, there is an obligatory wine rack! A door leads to the utility area which is plumbed for an automatic washing machine and has a range of base units to include a single drainer stainless steel sink unit with mixer tap and Rhino flooring which continues into the dining area.



From this part of the house there is a door to the study/playroom which has a window to the front and an electric wall heater. The conservatory is accessed via sliding doors off the dining area and has laminated flooring and a ceiling fan, radiator and wiring for wall lights. French doors open into the rear garden.

The first-floor landing has a radiator and window to the side. There is access to the loft space.

Bedroom one sits to the front, has a radiator and pendant light. The second bedroom is to the rear, has a radiator and ceiling light and the third bedroom to the front has a pendant light, radiator and an airing cupboard housing the gas central heating boiler.



The fully tiled family bathroom comprises of a three-piece white suite to include a pedestal wash hand basin, low flush WC and a panelled bath with Mira shower over with splash screen. There is an opaque window to the rear, Rhino flooring and a chrome heated towel rail warms the room.



Outside, to the front is a flagged driveway providing parking for two to three cars and having privet hedge borders. The panel-fenced rear garden has a flagged patio, lawn and is screened by mature conifer trees.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

The property is on a 999-year lease

The ground rent charge is £20 per annum

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is D

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.