



Maria B Evans Estate Agents Limited

50 Fairhurst Drive, Parbold, WN8 7DJ

Offers in the region of £275,000



- Well-presented three-bedroom, semi-detached property
- Good-sized reception room to the front
- Open-plan kitchen-dining area to the rear
- Well-appointed, contemporary kitchen
- Dining area with lantern roof and patio doors to the rear
- King-sized master bedroom to the first floor
- A further double and single bedroom
- Three-piece family bathroom
- South-facing, low maintenance rear garden
- Tarmac drive with Indian stone pathway
- Off-road parking for two vehicles
- Double glazed UPVC windows and doors throughout
- Warmed throughout by gas central heating
- Superb location for village and commuter routes

Welcome to this stunning, three-bedroom semi-detached home located in the much sought-after village of Parbold. Offering ideal accommodation, the property presents a good-sized reception room and a contemporary open-plan kitchen-dining area with a feature lantern roof. To the first floor exists the king-sized master bedroom, a further double, one single bedroom and a three-piece bathroom suite. Outside, the property benefits from a low-maintenance exterior with a combination of artificial turf and Indian stone areas and has side access to the front which is laid with a Tarmacadam drive with Indian stone pathway, allowing parking for two vehicles.

Entrance to this property is accessed through the front composite door with decorative opaque glazed insets. Once inside, the entrance hallway offers space to offload shoes and coats, whilst a convenient storage space to the right allows for them to be neatly tucked away. The hallway is illuminated by a pendant light and is laid with the same oak-effect laminate flooring which flows throughout the reception room.



The reception room is a cosy, inviting space with much room for furniture, having a television point to the centre, window to the front of the property, pendant light above and being warmed by two radiators.

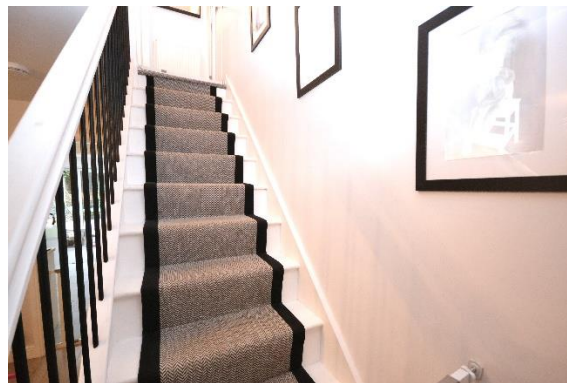


To the rear of the property, an open-plan kitchen-dining space unfolds. This space has been extended by the current owners, creating a contemporary and sleek interior with stylish finishes. The kitchen is well-stocked with white wall and base units to provide much storage. The units are designed with a white Quartz waterfall worktop, having a grey vein running through and finished with silver bar handles. The Quartz also flows in between the units as a splashback. This kitchen has been created for efficiency,

featuring a range of integrated appliances, such as a Bosch oven and grill with an induction hob above, extractor fan, a refrigerator, freezer and plumbing for an automatic washing machine. The base units extend into a breakfast bar, offering convenient seating for quick, casual meals. This unit also holds a Belfast porcelain sink with a swan neck mixer tap over and etched drainer to the side. They are completed with integrated under-cabinet lighting, dispersing a gentle light to illuminate the space with a soft, ambient glow. This whole area sits atop of a grey tiled flooring and is further lit by recess downlights.



Continuing into the dining area, a bright and welcoming space develops with a feature lantern roof which, aided by two further windows to the side, allows natural light to stream in from above. Sliding patio doors are fitted across the rear, offering peaceful garden views, whilst the area is finished with a television point to the side and much space for furniture. Three vertical column style radiators warm this space.



Ascending to the first floor of the property, the landing area is warmed by a radiator, has a window to the side, pendant light above and access to the loft. This space also provides access to all three bedrooms and the three-piece family bathroom.



The master bedroom holds space for a king-sized bed, is fitted with an oak-effect laminate flooring and has a tasteful panelling to adorn one wall, adding a feeling of elegance. There is a window to the front of the property, whilst a pendant light illuminates further from above, a television point to the side, radiator and further space for furniture.



Bedrooms two is a double room, laid with the same laminate flooring as the master bedroom, having a window to the rear and panelling to dado across one wall.

Bedroom three is a single room and also has a panelling to dado across one wall. It holds a beige laminate flooring, radiator and pendant light. This room is fitted with a bespoke single bed with storage beneath, wardrobe space and shelves.



The bathroom holds a three-piece white suite comprising of a pedestal wash hand basin with monobloc tap, close coupled w.c. and chrome heated towel rail. To one wall, an L-shaped panel bath is fitted with mixer taps, has a glazed panel to the side, waterfall shower head and additional hand shower. The suite is laid atop of a block

grey tiling to the walls and flooring, has a light fixture above and opaque window to the rear.



The south-facing rear garden is a well maintained, private space. A shale border runs along the edges of an astro-turfed area which is complemented by Indian stone to one side, ideal for the placement of garden furniture. The shale also runs down the side of the property, offering further space for storage and access to the front through a timber gate. A fence borders either side, whilst a feature stone wall lines the rear, in front of a small embankment holding various mature shrubs and trees.

Viewing is strictly by appointment through Maria B Evans Estate Agents

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

We are reliably informed that the lease length is 150 years

We are reliably informed that the Lease is circa £30 PA

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is B

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.