



## Maria B Evans Estate Agents Limited

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**97 Burnside, Parbold, WN8 7PE**

**Offers in the region of £385,000**



- Outstanding, detached property featuring a contemporary interior
- Extended to the rear with a converted garage for additional living space
- Open-plan breakfast kitchen-living-dining area
- Conservatory with stunning views of the rear garden
- Further snug or home office with sliding patio doors
- Well-stocked utility room and ground floor two-piece cloakroom
- Three bedrooms- two being double and one single
- Three-piece family bathroom
- Beautiful south- west facing rear garden laid with paved sandstone
- Driveway parking for two vehicles
- Serene views of the river and farmland beyond
- Situated in a peaceful cul-de-sac position
- Close to village amenities and commuter routes
- UPVC double glazed windows throughout
- Warmed by gas central heating

Situated within a peaceful cul-de-sac in Parbold village, this property enjoys serene views of the river and surrounding farmland whilst being thoughtfully extended and beautifully designed to create a contemporary and spacious family home.



Entrance into the property is gained through the front composite door with glazed insets, whilst further glazed panelling exists to both sides, ensuring maximum brightness in the entrance hallway. A white ceramic tile runs throughout this area and most of the house, while a pendant light illuminates from above and a radiator warms from the side. Completing the hallway is a convenient two-piece cloakroom comprising of a wall mounted wash hand basin with monobloc tap and a back-to-wall w.c. This is accessed through a timber door with opaque glazed insets and lit by a spotlight above.



To the rear of the property, the open-plan living-dining-kitchen unfolds, creating an ideal space for entertaining. The breakfast kitchen is fitted with ample wall and base units in a wood-effect and topped with a white counter, seamlessly integrating on one side into a breakfast bar. The units include a refrigerator, Bosch double oven and grill, electric four-point induction with hidden extractor fan above and inset Franke sink unit with swan neck extendable tap over and etched drainer to the side. A picture window to the rear offers views of the garden, whilst further light is harnessed from the above recess downlights. A decoratively covered radiator warms the space beneath an inset mirror, whilst the area is completed with a television point set within a bespoke niche.



Continuing from the breakfast kitchen, the stylish and modern living area develops. An oak Karndean floor adds warmth and character whilst a bow window to the front of the property floods the space with natural light. Recess downlights illuminate the space softly. To one wall lies a television niche with a second niche below for the storage of consoles and there is wiring for a speaker system to two corners. There are fitted units to either side, providing further storage. The room is warmed by a radiator and also includes a door with glazed insets to lead back to the entrance hallway.



The conservatory offers stunning views of the rear garden and is flooded with natural light from the surrounding windows. Patio doors allow rear access, and the ceiling is speckled with recess downlights above framed by ambient, pelmet lighting.



The ground floor accommodation is completed with a well-stocked utility room, lined with a mixture of both full length and base units. The base units are topped with a grey stone effect worktop, housing plumbing for an automatic washing machine whilst space for a refrigerator and freezer exists opposite. This area includes a window to front, radiator and recess downlights.



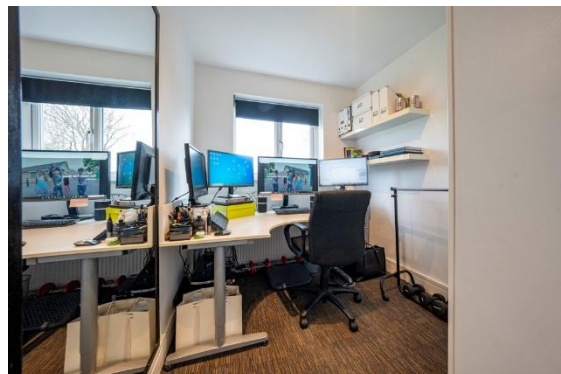
From here, there is a further room to the rear, which can be adapted for a multitude of uses, for example, a snug room, a home office or a games room. The area is laid with white ceramic tiling, has sliding patio doors to the rear and a niche for the television point with a separate niche below.



Ascending to the first floor, the staircase is enclosed with a modern, glazed balustrade to the side. The landing provides loft access and entry to all three of the bedrooms and family bathroom. This has a window to the side of the property and is lit by recess downlights.



The master bedroom is a good-sized room with space for a double bed and having two fitted double wardrobes to either side with further storage in the middle and a television niche above. The room also features two fitted bedside tables, is laid with Karndean oak flooring and has a window to the front, radiator and recess downlights.



Bedroom two is also a double room with this same flooring and much space for furniture. It holds a window with rear views, is lit by recess downlights and warmed by a radiator.

Bedroom three is a single room with a convenient storage cupboard with fitted shelving, has a window to the front, a pendant light above and radiator.



The modern family bathroom is designed with both style and functionality in mind. The space features a contemporary three-piece suite, fully tiled in a soft, light grey colour and accessed through a sleek pocket door. The suite includes a panel bath with monobloc tap, a glazed side panel and shower head above. There is a back-to-wall w.c, and wall mounted wash hand basin with monobloc tap situated below an inset mirror. The suite is completed with recess downlights, a vertical radiator and etched window to the rear.



The rear garden to this property provides the perfect, botanical oasis, tastefully blending a sleek and stylish design with the tranquil charm of the English countryside, having the benefit of beautiful river and farmland views. Various tropical plants, trees and other vibrant shrubs are planted to both sides within a slate-chipped bed with white stone borders. The beds also include a water feature; a focal point of the garden and enhancing the peaceful atmosphere. The first tier of the garden is paved with a smooth, sand coloured stone with ample space for furniture, whilst the second tier drops down into a sun-drenched decking area, being south-west facing, with space for sun loungers. This creates the feeling of a holiday escape, all within the comfort of your own back garden.



**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 999 years**

**We are reliably informed that the Lease is circa £20 PA**

**We are reliably informed that the Lease Charge Renewal is N/A**

**The Local Authority is West Lancashire Borough Council**

**The EPC rating is **TBC****

**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.

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