



Maria B Evans Estate Agents Limited

7 Springmount Drive, Parbold WN8 7AP

Offers in the region of £400,000



- Recently renovated, detached, three-bedroom bungalow
- Well-presented and finished with contemporary interior
- Set in the much sought-after village of Hilldale
- Stunning ground floor accommodation
- Reception room enclosed with sliding pocket doors
- Open-plan well-appointed kitchen-dining space
- Three bedrooms – two double, one single
- Contemporary three-piece family bathroom
- Reading nook with peaceful rural views
- Ladder to insulated loft hobby room
- Driveway parking for two vehicles
- Rear garden overlooking field and park
- Warmed by gas central heating
- UPVC double glazing throughout
- Easy access to village amenities and local schools
- Close to commuter road and rail transport links

This attractive, detached bungalow is beautifully presented throughout offering a contemporary living space to cater for a variety of needs. The convenient ground-floor accommodation features three good-sized bedrooms, an open-plan kitchen-dining area with reading nook and a spacious reception room. Outside, the rear garden is laid to lawn with both paved and shale areas and enjoys idyllic rural views of the park and field beyond, whilst the front provides parking for two vehicles on a shale drive. This property presents a great opportunity to experience village life with easy access to amenities and ideal living accommodation.



This property is entered through a front composite door with glazed inset and is flanked by glazed panels, allowing for the optimum amount of natural light to filter into the entrance vestibule. This is laid with Quickstep luxury vinyl oak flooring which flows throughout the majority of the home and also includes a cupboard to the side for neat and convenient storage of coats and shoes whilst also housing the meters.

To the left, a tongue and groove door leads into the spacious reception room which features a bay window to the front of the property fitted with plantation-style blinds and having a central pendant light. This room has ample space for configuring furniture and is warmed by a radiator.



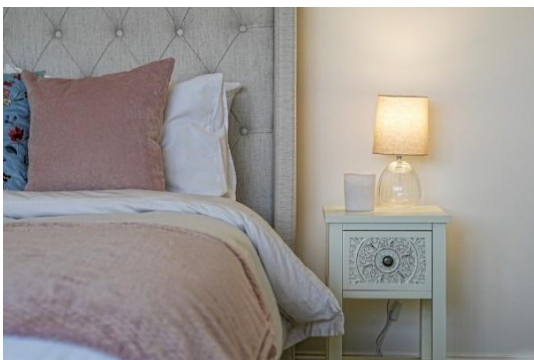
Double pocket doors slide away to reveal the rest of the living accommodation. From here, all three bedrooms and family bathroom can be accessed. The open-plan kitchen-dining space unfolds with a central pendant light and radiator to the dining area. A reading nook exists to the rear with patio doors enjoying park and field views.



The kitchen is lit by recess downlights above and fitted with a multitude of wall and base units in a warm, neutral colour, topped with an oak-effect counter and having a white subway tile splashback behind. The units include various integrated appliances, such as a refrigerator, freezer, dishwasher, Neff induction hob with hooded extractor fan above and Neff double oven and grill. Continuing on the opposite wall, a one-and-a-half sink unit with etched drainer to the side sits in front of a window overlooking the rear whilst plumbing for an automatic washing machine and venting for a tumble dryer sits below. There is also a cupboard to the side housing the combination gas boiler. A stable-style door with glazed inset allows access to the rear.



The master bedroom is also a double room and benefits from a window to the rear of the property, has a radiator beneath and is lit by two pendant lights.



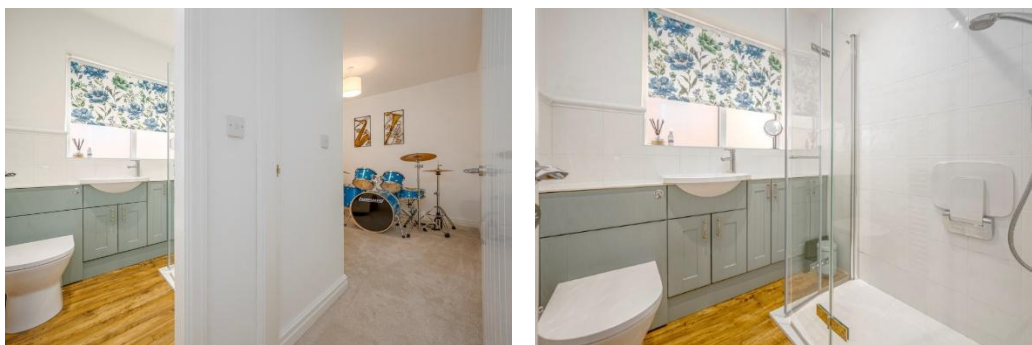
The second bedroom is thoughtfully positioned at the end of a hallway with a storage cupboard. This a good-sized room with a window to the front of the property, a pendant light above and radiator.



The third bedroom is a large single or small double room which has a window to the side, radiator and central pendant light.



Concluding the living accommodation, the family bathroom is fitted with a fully tiled three-piece suite, comprising of a walk-in shower with glazed panels, a back-to-wall w.c. and vanity wash hand basin, to provide further storage, with monobloc tap over. The suite is lit by recess downlights, has an opaque window to the side and an extractor fan.



The rear garden features a combination of stone paving and lawn, dotted with various shrubs and bushes. It is bordered with timber fences to either side, with a low picket fence with stunning open views of the field beyond. A shale area to the corner provides space for seating, whilst a neat shale path leads to the rear gate for easy access to the fields and further path walks. Gates to either side of the property grant access to the front which is laid both to shale and lawn and provides off-road parking for two vehicles.



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 from 1965

We are reliably informed that the Lease is circa £10 PA

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.

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