



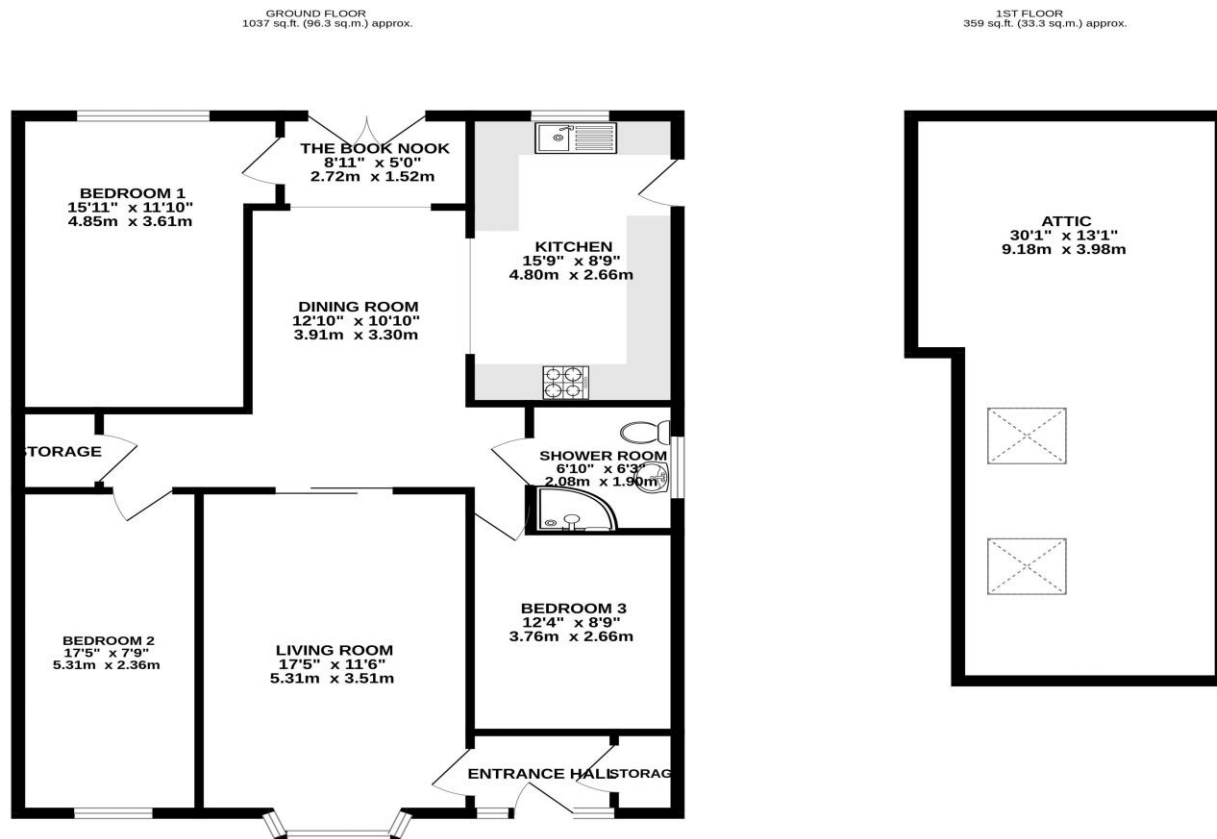
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1395 sq.ft. (129.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	84 B



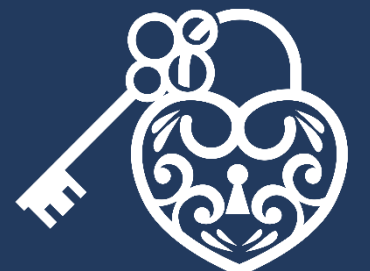
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Asking Price £375,000

Springmount Drive, Hildale, Parbold WN8 7AP



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Positioned on a quiet cul-de-sac in the sought-after village of Hilldale, this beautifully presented detached bungalow enjoys an enviable setting backing onto the lovely Hilldale Park, with fabulous countryside walks directly from the doorstep. Parbold village is just a 10-minute walk away and offers a fantastic range of cafés, restaurants, amenities, excellent schools, and a convenient train station. Hilldale itself is a historic village known for its traditional local events and wonderful sense of community.

The property benefits from a gravel driveway providing off-road parking, along with a front garden. An entrance hallway welcomes you into the home and includes a useful storage cupboard. To the front of the property is a spacious and bright lounge featuring a beautiful large bay window. Pocket doors open through to a generous dining area, which flows seamlessly into a charming book nook at the rear with French doors opening onto the garden. The dining area also opens into the newly fitted kitchen, complete with a range of shaker-style units and integrated appliances including a dishwasher, fridge freezer, electric hob, and oven, with additional space for a washing machine and dryer. A stable door provides convenient side access. The bathroom has also been newly fitted and features a vanity sink unit, WC, shower, and complementary tiling. The spacious master bedroom is positioned to the rear of the property, offering a peaceful retreat with lovely views over the garden. The second bedroom is a generous double to the front, while the third bedroom is a small double to the side. The loft has been fully boarded and benefits from Velux windows, creating an extremely useful additional space.

This is a wonderful opportunity to acquire a beautifully updated bungalow in a peaceful village location with excellent amenities and countryside walks close at hand. This property is offered with no onward chain.





