



Maria B Evans Estate Agents Limited

72 Burnside, Parbold, WN8 7PE

Offers in the region of £230,000



- Semi-detached property in Parbold
- Spacious reception room to the front of the property
- Dining-kitchen with integrated appliances
- Conservatory to the rear
- Three bedrooms- two doubles and one cot room
- Serviced by a three-piece family bathroom
- Rear garden with patio and astroturf area
- Good-sized, timber storage shed
- Off-road parking to the front for two vehicles
- Ideal, village central location

Occupying a cul-de-sac position just a short stroll from the heart of Parbold village, this three-bedroom semi-detached home presents a fantastic opportunity for buyers seeking a property that they can make their own in a highly sought-after location.

Offering well-proportioned accommodation throughout, including a spacious lounge, dining-kitchen, conservatory and three first-floor bedrooms, the home also benefits from off-road parking, a low-maintenance rear garden and large storage shed. With excellent local amenities, highly regarded schools, transport links and picturesque countryside all on the doorstep, this is an ideal buy for a discerning purchaser.

Welcome in...

This property is approached via a mixed shale and cobble frontage with a paved driveway to the side offering further parking. A uPVC door with glazed inset opens into the entrance porch with glazed insets around, providing shelter and a place to remove shoes and coats before continuing into the main accommodation.



A second uPVC door (this time with an opaque inset) guides into the reception. This is a spacious room with a window overlooking the front, a pendant light and two further wall lights. The focal point of the room is an electric living flame facility with an oak mantle above. Double doors open to an integrated cupboard which offers storage and houses the meters, whilst further storage is found underneath the stairs.



Wine and dine...

Continuing further into the property, the kitchen unfolds fitted with a range of wood-effect wall and base units, topped with a black laminate worktop and black tile splashback, complementing the black tile flooring. The units are equipped with a

Lamona electric oven and grill, with a gas hob and extractor fan above, a stainless-steel sink unit with etched drainer to the side and space for a dishwasher and undercounter refrigerator or automatic washing machine. Opposite the kitchen, there is ample room for the arrangement of a dining table and also access to further storage underneath the stairs. This area is lit by two pendant lights whilst natural light filters in from insets overlooking the conservatory.

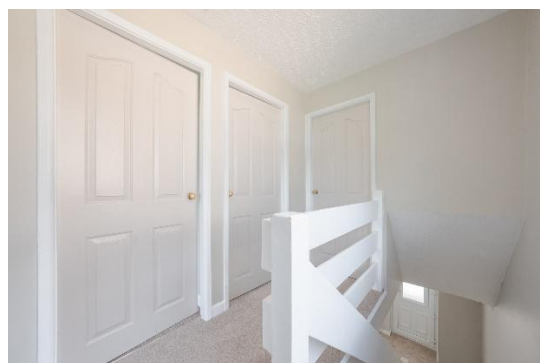


A further uPVC door opens into the conservatory which features a polycarbonate roof, windows to the side and rear, a wood-effect laminate flooring, wall lighting and a radiator.



And so, to bed...

Rising to the first floor, a spacious landing gives way to three bedrooms and the family bathroom and also provides access to the loft space. It is lit by natural light from a large window to the side and a pendant light.



The master bedroom is located to the front of the property with space for a double bed, a radiator and pendant light.



Bedroom two has a window to the rear, is also a double room and is equipped with a pendant light and radiator.



Bedroom three has a window to the front of the property, a radiator, pendant light and airing cupboard housing the gas boiler.



Serving these rooms is a three-piece family bathroom. The white suite is fitted atop of a black and white tiled floor and walls and comprises of a panel bath with electric shower head over, a pedestal wash hand basin and low flush w.c. An opaque window to the rear, pendant light and radiator finish this space.



The garden spot...

The rear garden is laid to the majority with patio, beginning in front of the property, wrapping around to the side where a timber gate grants access to the front and also offering a spot for outdoor furniture at the rear of the garden. An area of astroturf breaks this up, allowing for easy maintenance of the garden. An L-shaped timber outbuilding is also located at the rear of the garden for storage whilst a brick construction outdoor kitchen is positioned to the side. The rear garden is bordered by timber fencing and outdoor lighting.



On your doorstep...

Situated in the highly desirable village of Parbold, 72 Burnside enjoys excellent access to a wide range of everyday amenities, schools, shops and walks. The village centre offers a selection of independent shops, cafés, a Co-op convenience store, bakery, pharmacy, GP surgery and popular pubs and restaurants such as Margot's and The Windmill. Families are well catered for with Parbold Douglas Church of England Primary School and Bishop Rawstorne Secondary School, while Parbold railway station provides regular services to Southport, Wigan and Manchester. Residents also benefit from beautiful countryside walks along the Leeds & Liverpool Canal and surrounding woodland, combining the convenience of village living with an attractive semi-rural setting.

Viewing is strictly by appointment through Maria B Evans Estate Agents

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

The Local Authority is West Lancashire Borough Council

The EPC rating is D

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.

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