

FOR SALE

18, Wood Lane, Parbold, WN8 7TH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



18, Wood Lane, Parbold, WN8 7TH

Contemporary True Bungalow with Uninterrupted Countryside Views



- Stunning contemporary 2 bed bungalow
- Walk to the village & train station
- Architect-designed kitchen extension
- Private gardens backing onto Parbold Hill
- Gorgeous setting with views front & rear
- Glazed frontage enjoying Valley Views
- Utility & renovated shower room
- 864 SQ.FT. / Freehold

Perfectly positioned on one of Parbold's most desirable roads, this exceptional true bungalow offers a rare opportunity to enjoy the very best of both worlds. Nestled within a peaceful setting with breathtaking panoramic views to both the front and rear, yet only a short stroll from the vibrant heart of Parbold village, you'll have boutique shops, independent cafés, excellent restaurants, the train station, Leeds-Liverpool Canal and beautiful countryside walks quite literally on your doorstep. Having been comprehensively renovated and thoughtfully extended, the property has been transformed into a stylish contemporary home where every improvement has been made with modern living in mind. Flooded with natural light and presented to an impeccable standard throughout, it is ready to move straight into. The true centrepiece of the home is undoubtedly the bespoke architect-designed kitchen and dining space. Created as a stunning extension, it features a striking vaulted A-frame ceiling with extensive glazing that effortlessly brings the outdoors in. Designed for both everyday family life and entertaining, it is a spectacular space that is certain to become the heart of the home. Equally impressive is the property's beautifully glazed frontage. A striking sunroom with tinted glazing provides a wonderful first impression whilst creating the perfect place to relax with a morning coffee and soak in the ever-changing views across the Douglas Valley. The generous principal bedroom also enjoys direct access to this wonderful space, allowing you to wake each morning to uninterrupted countryside vistas. The accommodation continues with a spacious and welcoming lounge centred around an attractive feature fireplace, two generous double bedrooms, a beautifully appointed contemporary shower room, a practical utility room and entrance porch. Extensive highlights include uPVC double glazing, a modern central heating system, complete rewiring, replastering and stylish new floor coverings throughout, ensuring the home offers complete peace of mind alongside its undeniable aesthetic appeal. Outside, the property occupies a slightly elevated plot with a newly extended double driveway providing ample off-road parking. The rear garden is equally impressive, backing directly onto farmland with views of Parbold Hill, creating an incredibly private backdrop and providing immediate access to some of West Lancashire's most picturesque walking routes.





GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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