FOR SALE

7, Lindley Drive, Wigan, WN8 7ED

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



7, Lindley Drive, Wigan, WN8 7ED

Rare detached true bungalow on a superb plot just a few moments from Parbold Village



- Rare, detached village bungalow
- Three good sized bedrooms
- One of largest plots in cul-de-sac
- No chain delay / Freehold
- Prime location off The Common
- Generous gardens
- Ample driveway parking & garage
- 1341 SQ.FT.

Detached bungalows in Parbold are incredibly rare, and opportunities to acquire one occupying such a superb plot are rarer still. Lindley Drive is a particularly desirable location, tucked just off The Common and enjoying the perfect balance between peaceful surroundings and village convenience. From here, the heart of Parbold is within easy walking distance, while the property itself enjoys a wonderfully serene and established setting. Occupying what we believe to be one of the best plots on Lindley Drive, this spacious detached bungalow offers an excellent opportunity for someone looking to create their ideal single-storey home in one of Parbold's most sought-after residential locations. The property enjoys a generous footprint, with all of the accommodation arranged conveniently on one level and completely step-free. This makes it particularly appealing to retiring couples or those looking to downsize without sacrificing the space, privacy or location they have become accustomed to.

There is also plenty of scope to modernise and personalise the accommodation to suit individual tastes. While the interior would now benefit from a programme of refurbishment, this should be viewed as a genuine opportunity rather than a drawback. The existing layout provides a good foundation from which to create a superb contemporary bungalow, while the generous gardens also offer potential for extension, subject of course to obtaining the necessary planning permissions. One of the particularly appealing features of the existing layout is the spacious kitchen/diner, providing an excellent everyday living and entertaining space. The generous lounge is positioned towards the rear of the property and enjoys pleasant views and aspects over the gardens, creating a lovely connection with the outdoor space.

Externally, the property is equally well equipped. A large block-paved driveway provides ample off-road parking, while a good-sized detached garage offers valuable additional storage and practical space. The gardens themselves are particularly generous and provide a peaceful and private setting, while also offering exciting possibilities for future enhancement. Further benefits include gas central heating and double glazing, helping to keep the property warm and comfortable throughout the year. The bungalow also has a good EPC rating of C, providing a solid starting point from which to modernise the property further.























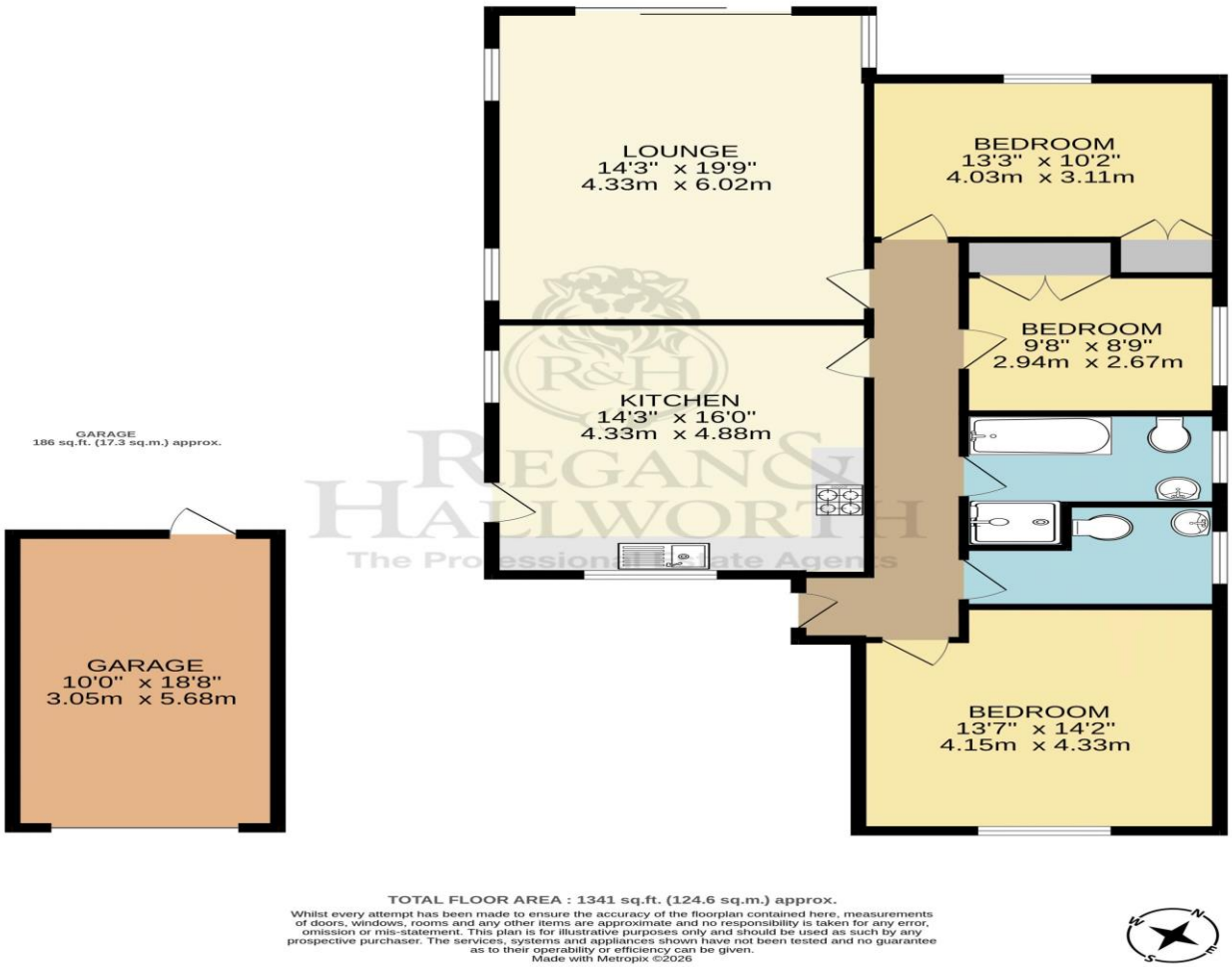




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GROUND FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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