



Maria B Evans Estate Agents Limited

20 Station Road, Parbold, WN8 7NU

Offers in the region of £350,000



- Village central Victorian semi-detached residence
- Spacious and light accommodation over three floors
- Extended to provide three reception rooms
- Master bedroom with en suite shower room
- Three further bedrooms to first floor
- Gas central heating and uPVC double glazing
- Good sized and private lawn garden to rear
- Located close to all the excellent village amenities
- Easy access to commuter transport links

Set in the heart of the village and close to all the excellent amenities, this extended four-bedroom semi-detached Victorian home has spacious and light accommodation set over three floors. There is parking to the front and a lengthy and secluded rear garden.

A uPVC door with bullseye glass insert opens to the vestibule with an opaque window to the front and a corner cupboard housing the energy meters. The stone flagged floor continues up a step and past a white panelled door into the bright hallway where a spindle staircase rises to the first floor. White panelled doors give way to all the rooms throughout including the cosy dual aspect snug which has windows to the front and side, stone flagged flooring, an eye-catching brick angle fireplace for an electric fire and a central pendant light to give evening ambience.



Continuing on into the sitting room, there is a window to the side and a further brick fireplace having a stone hearth and timber beam over and ready to house an electric fire. There is a hatch opening to the kitchen and, just off, the cloakroom is fitted with a white two-piece suite comprising corner wash hand basin and low flush w.c.



The kitchen has a window to the side and is fitted with a good range of beech effect wall and base units to include drawers, shelves and a glazed display cabinet, having coordinating splash tiling between levels and canopy lighting above to enhance the inset ceiling spotlights. To match the ceramic tiled floor, dark grey granite effect work surfaces surround and have an inset stainless-steel single drainer sink unit with mixer tap over. Also inset is a four-ring gas hob with stainless steel chimney style extractor fan above and a double oven and grill below. Integrated appliances include an automatic dishwasher, washing machine, fridge and freezer. One of the kitchen cabinets houses the wall mounted gas central heating boiler.



A broad opening from the kitchen gives way to the spacious and bright third reception room with two tubular radiators, four Velux windows in the vaulted ceiling allowing natural light to pour through and also having sliding patio windows opening to the rear garden.

The first-floor landing has a spindle balustrade, two pendant lights and a staircase to the second floor. The three double bedrooms on this floor - one having a window to the front, one to the rear and one to the side - each have pendant lighting and a central heating radiator.



They are each served by the part tiled family bathroom with an opaque side window and a four-piece white suite of panelled bath, free standing shower cubicle with Aquaflow shower, pedestal wash basin and w.c. There is practical vinyl flooring, an extractor fan and a chrome ladder style heated rail to warm the towels.



The second-floor landing gives way to the master bedroom which has a lovely picture window overlooking the rear garden and three pendant lights. The adjoining en suite has dark grey ceramic tiling as the backdrop to the white contemporary suite of one and a half size step-in shower cubicle, pedestal wash basin and close coupled w.c. Highlighting the room is a Velux skylight window and inset spotlights, there is a heated towel rail and an eaves storage cupboard.



Positioned behind a tall privet hedge, the pebbled frontage provides parking space and abuts a York stone apron giving way to the front door. A shared side access leads through to the private and enclosed rear garden which has a flagged sun terrace and barbecue area directly outside the house and adjoins a pebbled area ideal for container planting and a lengthy lawn leading down to the storage shed.



The location of this property makes it an ideal family home, being a short walk from the excellent amenities the village offers including shops, schools and eateries along with picturesque walks beside the canal and through the surrounding countryside. Easily accessible is the railway station with lines to Southport, Wigan and Manchester, and the M6 motorway is just a short drive away, so creating a perfect home base for commuting.

Viewing is strictly by appointment through Maria B Evans Estate Agents

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

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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