

FOR SALE

7, Fairhurst Drive, Parbold, WN8 7DJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Blending location, space and potential, 7 Fairhurst Drive offers village living at its best

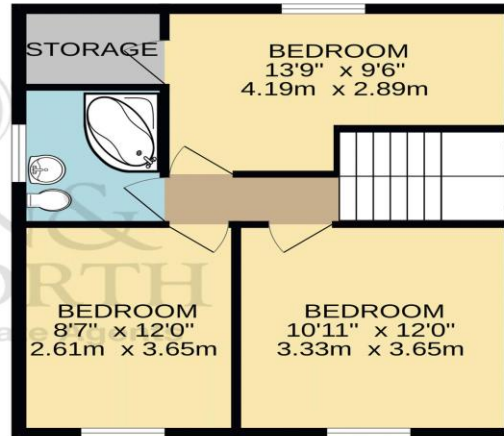
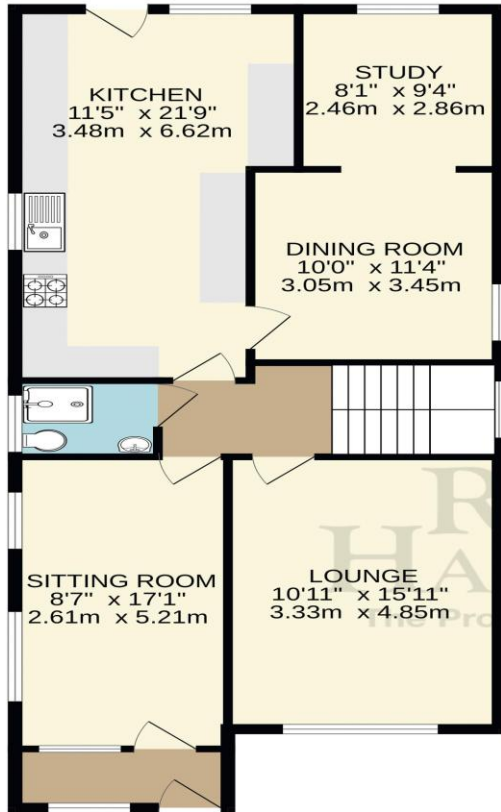


- Affordable detached home in the heart of village
- Extended versatile accommodation
- Spacious 21ft kitchen
- Generous gardens and ample off road parking
- Three double bedrooms / Two bathrooms
- Multiple reception rooms incl. home office
- Quiet street just a short walk to The Common
- 1335 SQ.FT. / Freehold parking

If you are seeking an affordable detached home that combines village charm with generous living space, 7 Fairhurst Drive presents an exceptional lifestyle opportunity in the heart of Parbold. Tucked away along a quiet residential street, just a short stroll from The Common, the property enjoys immediate access to a vibrant mix of independent shops, cafés, traditional pubs, a newly opened wine bar and restaurant, as well as a Co-op, train station, highly regarded schools and an abundance of scenic countryside walks. Despite its peaceful setting, it remains conveniently positioned for easy access to major motorway networks, making it ideal for commuters. Thoughtfully extended to the rear, the home offers deceptively spacious accommodation extending to approximately 1,335 sq ft—significantly larger than many comparable three-bedroom homes in the village. The versatile layout is perfectly suited to modern family living, with a welcoming reception hallway that doubles as a sitting area, a comfortable lounge, separate dining room and a dedicated home office or study—ideal for those working remotely. At the heart of the home is an impressive 21ft kitchen, fitted with an extensive range of units and complemented by a range cooker and informal dining or breakfast area, with direct access to the rear garden for seamless indoor-outdoor living. A convenient ground floor shower room completes the downstairs accommodation. To the first floor, three generously proportioned bedrooms—each capable of accommodating a double bed—provide comfortable and flexible space for family life, with the rear bedroom benefiting from a useful walk-in wardrobe or storage area. These are served by a family bathroom, while the home as a whole is warmed by gas central heating and benefits from full double glazing, offering immediate comfort with excellent scope for personalisation. Externally, the property continues to impress with gardens to both the front and rear, along with a block-paved driveway providing ample off-road parking. The rear garden is a standout feature—generous in size, enjoying a high degree of privacy and benefitting from sunny south-easterly aspects—creating the perfect setting for outdoor entertaining, family time or simply relaxing in peaceful surroundings.







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TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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