

TO LET

81, Fairhurst Drive, Parbold, WN8 7DP

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Outstanding three end semi-detached family home located in Parbold village.



- Modern semi-detached family home
- Open plan kitchen / dining room
- Family bathroom / shower over bath
- Close to village and amenities
- Great sized reception rooms
- Two double and one single bedrooms
- Driveway and secure gardens
- 766 SQ. FT.

Now available to let and located in the heart of Parbold village is this impressive three-bedroom semi-detached home. Fairhurst Drive is within easy walking distance of village shops, pubs, the train station, and local bus stops. It also provides excellent access to a range of outstanding schools for all ages, scenic country and canal-side walks, and several major motorway networks.

Internally, the property has been finished to a superb standard throughout, offering a spacious living environment ideal for a growing family. Upon entering, the hallway provides access to a large, modern lounge/sitting room at the front. To the rear is an open-plan kitchen/dining room featuring a range of wall, base, and drawer units, along with a cooker and ample space for a dining table. A great-sized conservatory leads from the dining area, with a door opening onto the landscaped gardens; this versatile space would make an ideal home office.

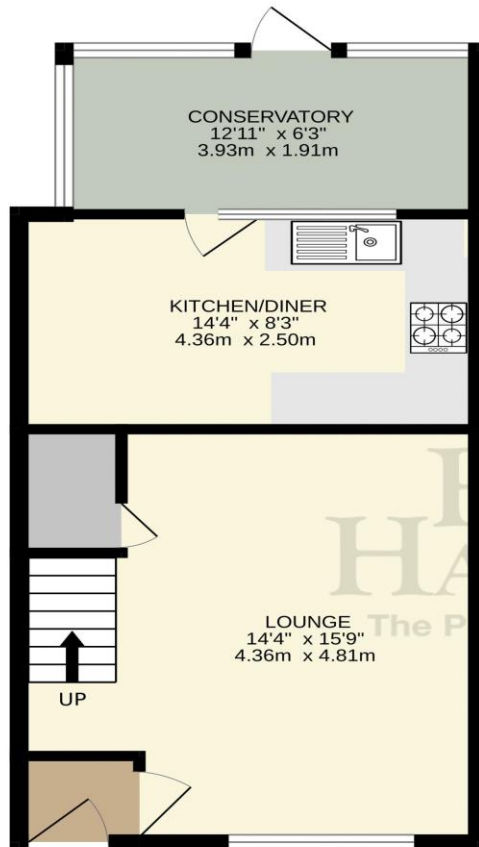
On the first floor, the landing leads to a master double bedroom to the front, a second double bedroom to the rear, and a third large single bedroom. These are served by a modern fitted family bathroom with a shower over the bath.

Externally, Fairhurst Drive offers a low-maintenance front garden and a driveway providing off-road parking. The rear garden features a large, gravelled patio area and a well-maintained lawn. Internal inspection of this fantastic property is highly recommended to truly appreciate its deceptive size and outstanding village location.

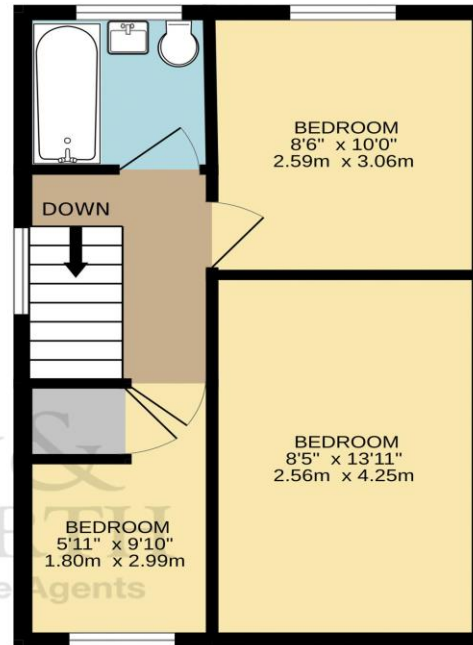




GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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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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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