



Maria B Evans Estate Agents Limited

29 Lindley Drive, Parbold WN8 7ED

Offers in the region of £425,000



- Charming, three-bedroom detached home
- Located within a peaceful cul-de-sac
- Spacious entrance hallway leading to the accommodation
- Dining room to the front of the property
- Generous reception room with glazed patio doors onto the garden
- Dining-kitchen with adjacent utility space
- Three double bedrooms to the first floor
- Serviced by a four-piece family bathroom
- Well-maintained gardens to the front and rear
- Extensive off-road parking available to the front and side
- Convenient location in the heart of Parbold village
- Benefitting from great access to local shops and amenities

Nestled within a superb location just off The Common in Parbold, Lindley Drive is a peaceful cul-de-sac in the heart of the village. This three-bedroom detached property offers versatile accommodation, ample driveway parking and a detached garage. Internally, the property boasts two generous reception rooms, a bright dining kitchen with adjoining utility and a ground floor cloakroom. Upstairs provides three well-proportioned double bedrooms and a family bathroom. Externally, the south-west facing rear garden enjoys a private aspect with patio and lawn areas.

A warm welcome...

This charming home is approached across a flagged drive that extends down the side of the property and provides parking for multiple vehicles. A neat, open lawn with borders, mature planting and spring bulbs adds a welcoming splash of colour before proceeding through the UPVC entrance door with glazed opaque insets to the side.

This opens into the bright and inviting entrance hall which leads to the rest of the accommodation and provides much space to greet guests and remove shoes and coats. The ground floor cloakroom is located on the right, comprising of a vanity wash hand basin and low flush w.c. with wood-effect panelling to splash areas and an etched window.



Where living happens...

To the front of the property, a versatile room enjoys a bay window to the front, pendant light and radiator, lending itself as a formal dining room or a second snug area.



The principal reception room is bright and generously proportioned, featuring glazed sliding patio doors that open directly onto the rear garden and allow plenty of natural

light to flow in. The room benefits from pleasant garden views and centres around a gas fire set within a stone surround, with a television point positioned to the corner. It is further complemented by a pendant light and a radiator.



The kitchen features herringbone-effect flooring and is fitted with wood-effect wall and base units with a tiled splashback flowing between. Integrated appliances include a Neff four-point gas hob with hidden extractor fan above, a Hotpoint oven and grill, and a refrigerator. Space for a dishwasher lies beneath the counter which is inset with a one-and-a-half bowl stainless steel sink with etched drainer sits beneath a rear-facing window. The room offers ample space for dining and has a external door to the side with etched glass insets, along with a pendant light and radiator.



Adjacent to the kitchen is the utility room, also benefiting from an etched window. This practical area houses the boiler and provides plumbing for an automatic washing machine as well as venting for a tumble dryer.

Restful retreats...

Stairs rise to the first floor, where the landing leads to three well-proportioned bedrooms and the family bathroom.

The principal bedroom is a spacious double room, featuring fitted wardrobes positioned in the corner and a rear-facing window enjoying open views. It is complete with a pendant light and radiator.



Bedroom two is also a double room, with a window to the front, fitted wardrobes, and additional fitted shelving spanning one wall. Bedroom three is a further double room with a window to the side elevation. Both rooms are equipped with pendant lighting and radiators.



The family bathroom is fully tiled and well-appointed, comprising an integrated bath and a double walk-in shower with glazed sliding doors. The suite is completed by a pedestal wash hand basin, close-coupled w.c., an etched window to the front, radiator, and pendant light.



Green and serene...

To the rear, the garden features a flagged patio area leading onto a well-maintained lawn, bordered by mature planting. Enjoying a desirable south-west facing aspect, the space is both private and secure, enclosed by timber fencing. To the side of the property stands a detached single garage, which can be accessed directly from the driveway, with an up-and-over door, power and light.



On the doorstep...

Situated in the River Douglas valley and to the west of Parbold Hill, the bustling and pretty village of Parbold can be reached by road, rail or boat – having easy access from the M6 Junction 27 and A5209, the Southport to Manchester train line and the Leeds Liverpool canal. Parbold has two churches, two primary schools, a nursery, doctors and dentists' surgeries and a selection of local shops which include a Co-op and Morrisons mini supermarkets, the latter with integral post office and news agency.

There is also a greengrocer, a pharmacy, two hairdressers, a dress shop, various take-away outlets, artisan bakery, flower shop and a library, three excellent gastro pubs plus a restaurant at the top of the hill. The village hall is open for community events, doubles as a cinema and is a location for National Theatre Live performances. Built in 1794, the old windmill has been converted and is now a gallery for the renowned local artist, James Bartholomew.

Parbold has, over the years, expanded and grown to become an active working village and a superb leisure environment as it is surrounded by beautiful waterside and woodland walks (or runs!), undulating countryside and magnificent views.



Viewing is strictly by appointment through Maria B Evans Estate Agents

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

The Local Authority is West Lancashire Borough Council

The EPC rating is D

The Council Tax Band is E

The property is served by mains drainage

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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA