



**Burnside, Parbold, WN8**  
Wigan

Offers Over  
**£375,000**



**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 4

REF: JHP97

Nestled on the tranquil river bank in the heart of Parbold Village, this exceptional three-bedroom detached home offers a unique lifestyle opportunity with captivating countryside views.

This property has been modernised throughout to a very high standard, creating an inviting and comfortable living space. From the moment you step inside, the contemporary design and thoughtful finishes are evident, making this an amazing place to call home.

Parbold Village is renowned for its charming atmosphere, scenic canal walks, and excellent local amenities. With independent shops, traditional pubs, and well-regarded eateries, it offers a desirable balance of village life and convenience. The location also provides easy access to beautiful green spaces, perfect for outdoor pursuits, and convenient transport links for commuting.

The ground floor features multiple spacious reception rooms, offering versatile spaces for relaxation, entertaining, or a dedicated home office. Each room benefits from the property's modern aesthetic, creating a cohesive and stylish environment. The thoughtfully designed kitchen seamlessly integrates with the living areas, promising ease for daily living.

Upstairs, three well-proportioned



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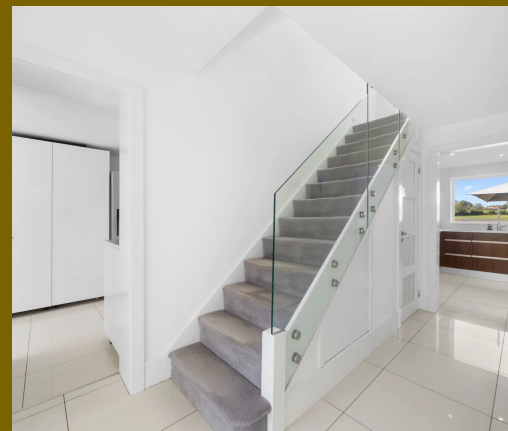
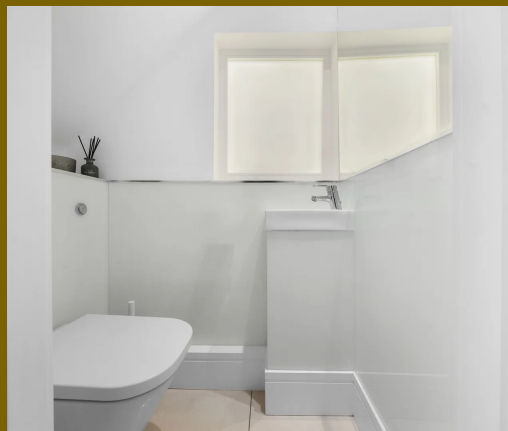
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Upstairs, three well-proportioned bedrooms provide comfortable retreats, complemented by a modern bathroom.

Externally, the property benefits from off-street parking. The unique river bank position provides a picturesque backdrop and an opportunity to enjoy the natural surroundings.

This home truly represents a blend of modern comfort and idyllic village living. Get in touch for a private showing to experience this exceptional property for yourself.

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**Tenure:** Leasehold

**Property Type:** Detached House

- AMAZING COUNTRYSIDE VIEWS
- IMMACULATE GARDEN
- MODERN LIVING THROUGHOUT
- PARBOLD VILLAGE
- GREAT LOCAL EATERIES AND AMENITIES