

FOR SALE

17, West View, Parbold , WN8 7NT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



17, West View, Parbold , WN8 7NT

Exceptional semi-detached family home with large gardens in Parbold village.



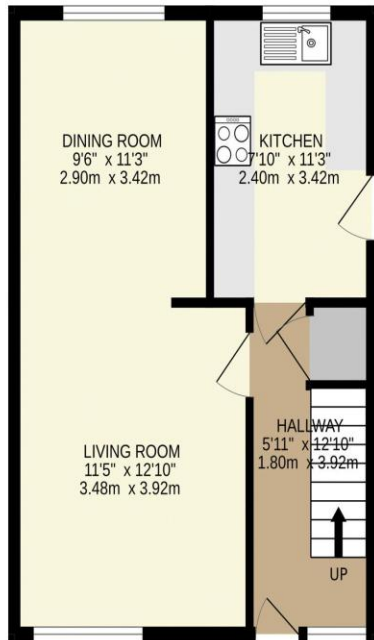
- Exceptional semi-detached family home
- Modern fitted kitchen with cooker
- Family bathroom / shower over bath
- Close to amenities and transport links
- Great sized open plan lounge / dining
- Two double and one single bedroom
- Large driveway / garage and gardens
- 999 SQ. FT.

Located in the heart of Parbold Village sits this impressive three-bedroom semi-detached home. West View has been finished to a superb standard throughout, making this an ideal home for first-time buyers or a growing family. The property previously held planning permission to extend to the side; while this has since lapsed, a new application could be submitted to explore this potential. The property is situated along a quiet street, offering easy access to all the amenities the village has to offer, along with excellent public transport links—including the local train station—nearby schools, motorway networks, and some amazing country and canal-side walks. West View is one of the larger-style semi-detached houses in the area. The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, an excellent-sized formal lounge/sitting room to the front of the property, and an open-plan dining room to the rear, which overlooks the large private gardens. The kitchen is accessed off the entrance hallway and is located to the rear; it offers an excellent range of wall, base, and drawer units, along with a cooker. Up on the first floor, there are two large double bedrooms, a third good-sized single bedroom, and a modern fitted family bathroom with a shower over the bath. Externally, West View features a large driveway offering off-road parking for several cars and access to a single garage with an up-and-over door. To the rear, there is one of the largest gardens in the area, complete with a patio and a well-maintained lawn. Internal inspection is highly recommended to truly appreciate the property's size, location, and its rear garden aspect.

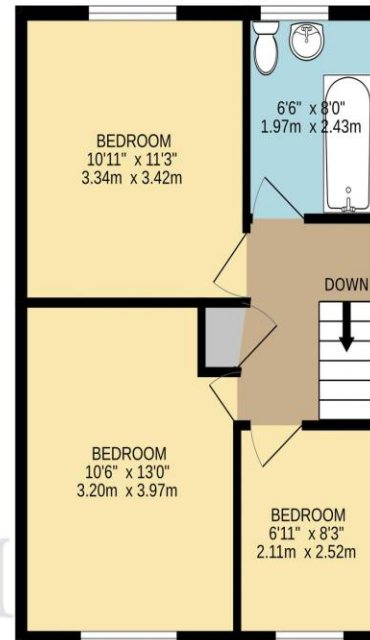




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



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TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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