FOR SALE

26a Morning Side, The Common, Parbold, WN8 7DA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



26a Morning Side, The Common, Parbold, WN8 7DA

A truly bespoke bungalow set within approximately 1/3 acre right in the heart of Parbold



- Exceptional bespoke detached bungalow
- 1/3 acre of mature private gardens
- 3 ground floor bedrooms & 3 bathrooms
- Potential annexe/additional living accommodation
- Larger-than-average integral double garage
- Electronic gated entrance & secluded setting
- 2 additional loft bedrooms & shower room
- 2610 SQ.FT.

An exceptionally rare opportunity to acquire what is undoubtedly one of the finest bungalows in Parbold village. Privately tucked away behind electronic gates, just off The Common, one of the village's most desirable and highly coveted addresses, this individually designed home occupies a magnificent plot of approximately one third of an acre, wrapped in gorgeous, mature gardens and enjoying an exceptional degree of privacy. From the moment you arrive, there is an unmistakable sense of space and seclusion. Generous off-road parking is complemented by a larger-than-average integral double garage, while the beautifully established gardens extend around the property with lush lawns, mature borders and extensive patios and terrace which enjoy west to south-facing aspects that make the most of the afternoon and evening sunshine.

The property itself was individually designed and positioned specifically to take full advantage of these wonderful garden views and sunny aspects. Inside, the exceptional ground-floor accommodation provides three bedrooms and three bathrooms, creating a superb layout for modern family life or those looking for luxurious one-floor living. A further two bedrooms are located within the loft, offering excellent flexibility for guests, teenagers, hobbies or home working. At the heart of the home is an impressive large kitchen with island and breakfast bar, providing a sociable space for everyday life and entertaining. A reception hallway/dining room leads to a double-aspect lounge featuring a focal fireplace. Both rooms have direct access to the gardens whilst a separate utility room and excellent storage and cloaks space add to the practicality.

The integral double garage offers another exciting dimension. Designed with future flexibility in mind, it could, subject to the necessary consents, potentially be converted to provide additional living accommodation or a self-contained annexe. Above, the loft is currently used for storage but offers superb potential as a home office or studio, with plumbing already provided for its own WC.

Properties combining this level of privacy, plot, accommodation, flexibility and location are exceptionally rare in Parbold. For buyers seeking something genuinely individual and difficult to replicate, this is a home that deserves to be viewed.





















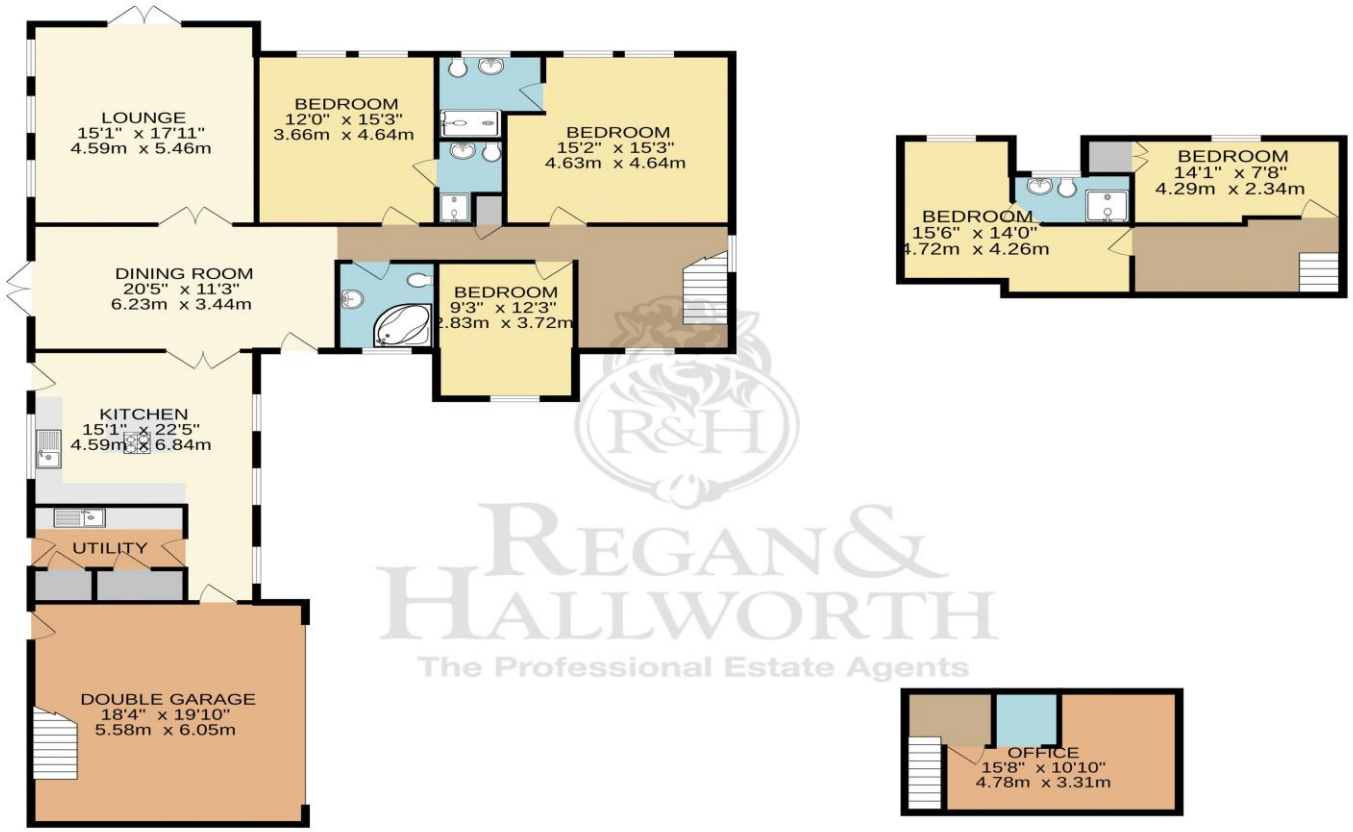






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TOTAL FLOOR AREA : 2610 sq.ft. (242.5 sq.m.) approx.

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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com

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