



Millside Mill Lane

Parbold, Wigan, WN8 7NW

Offers Over £700,000



Sapphire Homes are delighted to offer For Sale this stunning, individually designed detached property offering a contemporary split-level layout with architect designed living space whilst enjoying a semi-rural setting which is accessed by a private road. The property is also within the heart of Parbold village, which has some highly regarded local schools, shops, Post Office, library and Village Hall amongst other amenities. Parbold railway station is also a short walk away and the M6 motorway connection less than ten minutes drive therefore commuting within the North West is very accessible. In brief the accommodation offers well apportioned family accommodation with a welcoming entrance / hallway, utility room, W.C. and there is a stunning open plan / kitchen / dining / family room with island feature, double ovens, integrated appliances and quartz worksurfaces to compliment. To the lower ground floor there is a generous living area which provides access to a large conservatory / sunroom and the internal hallway also provides access to a double bedroom with ensuite facilities and there is a further room which could be utilised as bedroom 5 or would make a wonderful home office with views to the rear. To the first floor the landing provides access to 3 generous bedrooms with the master having shared access to the family bathroom with a four piece suite in white. Externally the property boasts a beautiful, mature, well stocked garden, with some fantastic open views over farmland, with established lawn, decked areas for outside dining & entertaining and a patio area. The property also offers basement storage accessed from the garden. To the front elevation there is ample off road parking which is served by a private driveway leading to an attached integral garage. This house has been lovingly maintained and is presented to a good standard throughout but also allows for further expansion and development subject to planning. Early internal viewing is a must.



GROUND FLOOR

- Entrance / Hallway
- Utility Room
- Living / Dining / Kitchen
- Inner Hallway
- W.C.

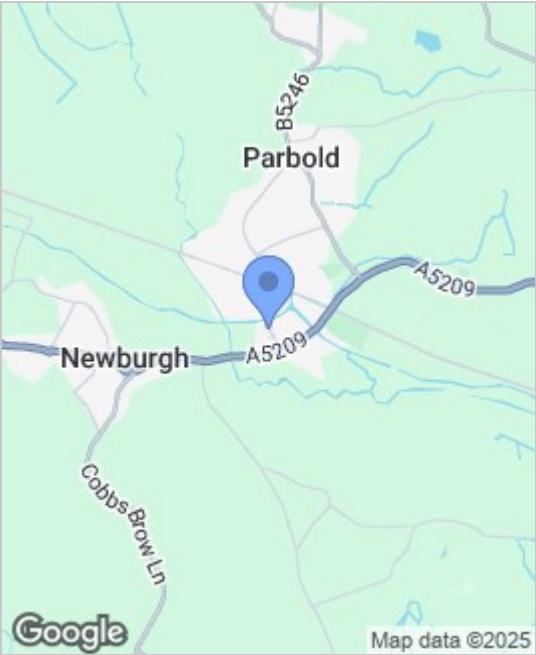
LOWER GROUND FLOOR

- Lounge
- Conservatory
- Bedroom 2
- Ensuite
- Bedroom 5 / Home Office / Study

FIRST FLOOR

- Landing
 - Master Bedroom
 - Bedroom 2
 - Bedroom 3
 - Family Bathroom / Adjoined Master Ensuite
- EXTERNAL
- Integral Garage
 - Rear Garden

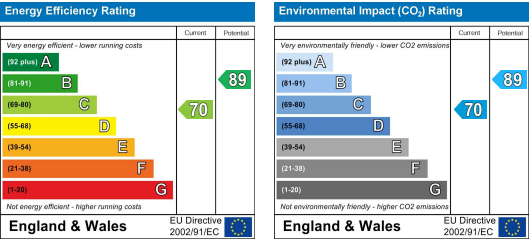
Area Map



Floor Plans



Energy Efficiency Graph



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