



TRACY PHILLIPS

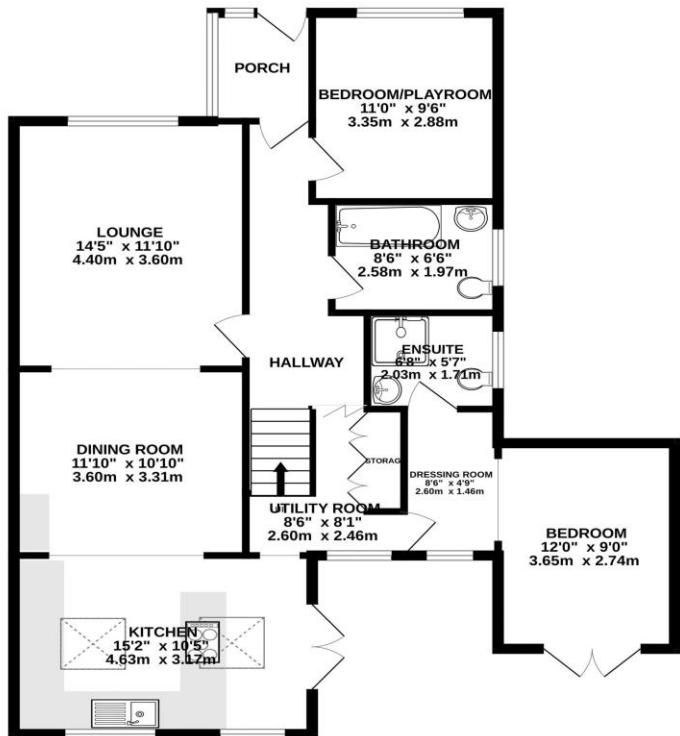
Estates



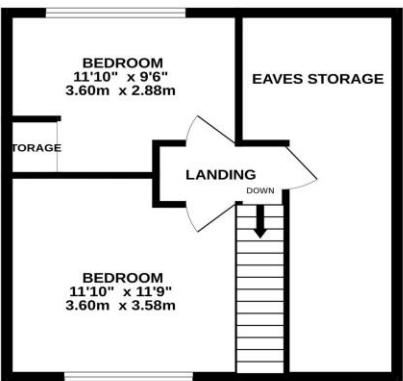
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Estates

GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of these floor plans, measurements of doors, windows, rooms and other features 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 condition or working order can be given.
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Asking Price £400,000

Beechfield, Parbold WN8 7AR



Situated within a quiet and discreet little estate in the heart of Hilldale, just moments from the local village hall and park, this impressively extended modern home has undergone a complete transformation under the current ownership. From substantial extensions to comprehensive refurbishments, the property has been reimaged to deliver a young, fresh and contemporary feel throughout, creating the ultimate open-plan living environment. Offering in excess of 1,400 sq ft of flexible accommodation, the layout is ideally suited to a range of buyers, whether those seeking predominantly ground-floor living or a home perfectly configured for family life.

The accommodation is arranged over two floors, with the ground floor forming the heart of the home. The stunning open-plan lounge, dining and kitchen space is enhanced by a superb kitchen extension featuring a vaulted ceiling and Velux rooflights, flooding the space with natural light. The modern kitchen is finished with sleek accents and includes double ovens, an informal dining peninsula, integrated dishwasher and fridge freezer, with French doors opening directly onto the garden. A separate utility/store with stylish pink cabinetry discreetly houses laundry facilities. A standout feature is the generous ground-floor principal bedroom suite, complete with a dedicated dressing area, a smart en-suite shower room and French doors leading straight out to the rear garden. A further ground-floor bedroom is currently used as a playroom but would work equally well as a home office or guest room. A contemporary three-piece family bathroom suite completes the ground floor.

To the first floor are two excellent-sized bedrooms accessed via an inner hallway with excellent under eaves storage, offering comfortable and versatile additional accommodation.

Externally, the property continues to impress. A gravelled driveway provides off-road parking and leads to the garage positioned to the side of the home, while the property itself sits behind a discreet hedge. The rear garden is safe, secure and predominantly laid to lawn, complemented by an elevated patio area ideal for outdoor dining and entertaining.

Hilldale is a small and charming hamlet on the edge of the highly sought-after village of Parbold. The village offers excellent schools, a range of bars, cafés and eateries, its own railway station, and convenient motorway access. This pretty canalside location is one of the most desirable areas in West Lancashire. No 19 Beechfield is a truly unique home, offering excellent proportions, exceptional flexibility and stylish modern living in a highly prized setting.



