



Maria B Evans Estate Agents Limited

28 Course Lane, Newburgh WN8 7LA

Offers in the region of £325,000



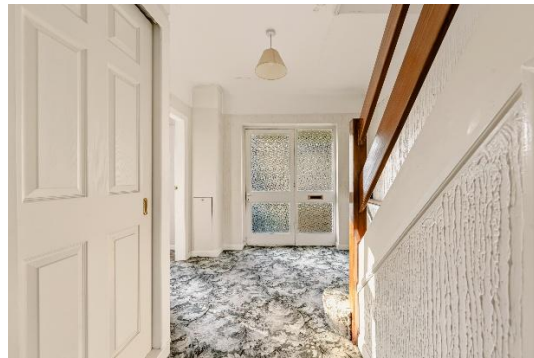
- Detached, three-bedroom property in Newburgh
- Requiring some work but offering excellent potential
- Glazed front porch leading to entrance hallway
- Generous reception with electric fire
- Dining room and conservatory to the rear
- Kitchen with access to rear porch, w.c. and integral single garage
- Three good-sized double bedrooms
- Four-piece family bathroom
- Rear garden laid to patio and lawn
- Off-road parking to the front
- Great location close to local village amenities

Occupying a pleasant position along Course Lane in the charming village of Newburgh, No. 28 is a three-bedroom detached home offering considerable potential for those looking to modernise and create a home of their own.

Upon arrival...

Set comfortably back from the road with established greenery providing a degree of privacy to the front, the property is approached via a paved driveway offering off-road parking, with a lawned garden to the side that is framed by mature shrubs and a low brick boundary wall.

A timber entrance door with opaque glazed insets opens into the entrance hallway which features both understairs storage and useful space for shoes and coats with additional fitted cupboards accessed via sliding doors to the side.



Rooms to Make Your Own...

To the right, the generously proportioned reception room has a large window overlooking the front garden, drawing in plenty of natural light, a central fireplace with stone surround and electric coal-effect fire forming the focal point, as well as a television point to the side.



The room flows naturally into the adjoining dining area, where pendant lighting and glazed French doors, flanked by matching glazed panels, connect to the conservatory beyond.



This enjoys views across the rear garden and is a particularly light-filled addition to the home, finished with tiled flooring, a central ceiling light with integrated fan and a television point. French doors open onto steps that lead down to the rear garden



The kitchen is fitted with a range of white wall and base units, providing ample cupboard and worktop space, alongside provision for a freestanding cooker and fridge-freezer. There is also plumbing for an automatic washing machine, a stainless-steel sink with adjoining drainer in front of a window to the rear and fluorescent strip lighting above.



From the kitchen, a door leads through to the rear porch, which provides access to a separate w.c. and the integral single garage. Complete with lighting, an opaque side window and a roller-style garage door, this offers a useful storage space.



Rising on up...

Ascending to the first floor, a spacious landing provides access to all three bedrooms and the family bathroom. An opaque window to the side and pendant lighting illuminate whilst access is provided to the loft from here.



Positioned to the rear of the property, the principal bedroom is a generously proportioned double, offering ample space for a variety of furniture arrangements. A window overlooks the rear garden, whilst fitted wardrobes with sliding doors provide useful storage.

Bedroom two is similarly well-proportioned, enjoying a pleasant outlook to the front of the property and benefiting from integral wardrobes with sliding doors and pendant lighting.



The third bedroom, also a double, is positioned to the rear and enjoys a garden-facing window, offering flexibility for use as a bedroom, guest room or home office.



Pretty in pink...

Serving all three bedrooms is the fully tiled family bathroom. The suite comprises a bathtub, separate shower cubicle with an electric Mira shower, pedestal wash hand basin and close-coupled w.c., with an opaque window ensuring privacy.



The outdoor space...

To the rear, the garden offers an opportunity to create an outdoor space entirely to your own taste. A paved patio extends immediately from the property, providing space for outdoor seating or a garden storage shed, before giving way to a lawn stretching across the remainder of the garden. Established shrubs and bushes frame the boundaries. Whether envisaging a landscaped garden with colourful planting, a larger terrace for entertaining or simply a peaceful lawned retreat, there is plenty of scope to make this outdoor space your own.



Your characterful surroundings...

The historic village of Newburgh is a delightful place to call home. To its centre, the village green is the site of an ancient fair which residents continue to pride themselves with its immaculate upkeep. The area has a mixture of 17th, 18th and 19th century buildings and with more than forty listed buildings and many historic houses the village radiates character and charm. Situated on the eastern edge of the West Lancashire plain, the parish boundaries are set between the Leeds/Liverpool canal, the River Tawd and the River Douglas.

Annual events include the renowned beer festival, the Newburgh Fair, Bonfire Night firework displays and the best-kept garden competition, which all prove popular with locals and visitors. For general day-to-day activities, the café and shop Post is central to the village as well as Eden Tearoom and Galleries.

There is easy access to commuter road and rail transport links for Wigan, Manchester and Southport as well as the M6 motorway at Junction 27.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is E

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA