



Maria B Evans Estate Agents Limited

26 Course Lane, Newburgh WN8 7LA

Offers in the region of £365,000



- Three-bedroom detached property in Newburgh
- Porch and welcoming entrance hallway
- Spacious reception room with electric coal-effect fire
- Appointed kitchen with adjoining dining room
- Conservatory with peaceful views over the rear garden
- Ground floor two-piece w.c.
- Three bedrooms to the first floor- two double, one single
- Served by a traditional, four-piece family bathroom
- Integral single garage with power and light
- Rear garden with well-established borders, lawn and shale areas
- Front garden with flagged parking and lawn area to the side
- Close to local amenities

Set back from the road in a sought-after village setting, this well-maintained home offers spacious and versatile accommodation arranged over two floors, with an entrance porch and hallway leading to a kitchen, two reception and conservatory, dining room and a cloakroom, integral garage and three well-proportioned bedrooms served by a traditional four-piece family bathroom. Outside, established front and rear gardens provide a pleasant setting with lawn, mature planting, patio seating areas, greenhouse and useful storage. The property offers a comfortable and versatile layout, presenting an excellent opportunity for a new owner to introduce their own style and make selective updates over time.

Welcome in...

Approached via a uPVC door with etched glass inset and glazed panels to either side, the welcoming porch greets you into the home, complete with a tiled flooring and window to the side.

A further uPVC door, again with an etched glass inset and adjoining glazing, leads into the spacious entrance hall, where oak-effect laminate flooring continues through to the kitchen. A pendant light illuminates the space, with sliding doors providing access to an integrated storage cupboard, complemented by useful understairs storage.



Look what's cooking...

Positioned at the rear of the property, the kitchen is fitted with a range of white wall and base units, topped with Formica work surfaces providing ample preparation space. Integrated appliances include an electric hob with extractor above, under-counter refrigerator and freezer, while plumbing is provided in a space for an automatic washing machine. A one-and-a-half bowl stainless steel sink with drainer sits beneath a rear window, with tiled splashbacks between the work surfaces. A breakfast bar provides a casual seating area, complemented by two pendant lights.



To the side, a door leads into the rear porch, where a cloakroom is fitted with a low-flush w.c., wall-mounted wash hand basin and opaque window. The porch also provides access to the integral single garage, which is fitted with a roll top door and benefits from power and lighting.

Spaces to sit and relax...

To the front, the well-proportioned reception room is bright and welcoming, with a front-facing window and an electric coal-effect fire forming the focal point. The fireplace is framed by a smooth stone surround and hearth with a white-painted timber mantel. Two pendant lights and a television point complete the room, while glazed double doors open into the dining room.



The dining room is well suited to everyday dining and entertaining, with a pendant light, access into the kitchen and sliding glazed doors opening into the conservatory. With tiled flooring, a pendant light and peaceful views across the garden, the conservatory provides a pleasant additional reception space, with double doors opening directly onto the rear garden.



Soak and sleep...

Rising to the first floor, a spacious landing with pendant lighting and an opaque window provides access to three bedrooms and the family bathroom.



The principal bedroom is positioned to the rear of the property and enjoys a garden-facing outlook through the rear window. Sliding doors open to integrated storage, with a pendant light completing the room.



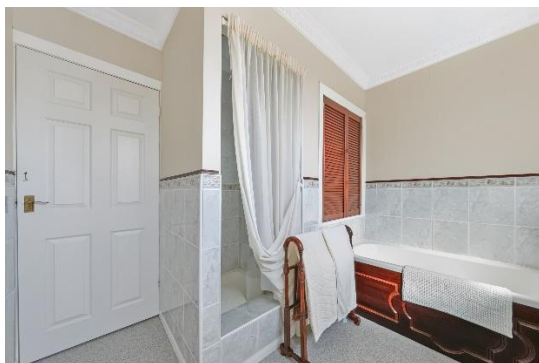
The second bedroom is another well-proportioned double room, offering space for a bed alongside fitted bedside units and overhead/side storage. Further sliding doors open to integrated storage, while a front-facing window and pendant light provide natural light and illumination.



The third bedroom is also generously proportioned, with space for a double bed, a rear-facing window and pendant light.



The bedrooms are served by a traditional four-piece family bathroom, comprising an integrated bathtub with adjacent airing cupboard, separate electric shower within a fully tiled enclosure, pedestal wash hand basin and low-flush w.c. Tiling extends to dado height and the principal splash areas, with an opaque window and pendant light completing the room.



The blooming hour...

Outside, the rear garden has been carefully maintained and provides an established setting with a good variety of mature planting. A flagged patio immediately to the rear of the property creates a practical seating area, with a timber storage shed and side gate providing convenient access back to the front.



To one side, a trellis screens a shale area to one side with stepping stones dotted through leading to a decorative paving area and greenhouse to the rear corner. The remainder of the garden is predominantly laid to lawn and is framed by well-established planted borders and timber fencing. A further flagged and stone feature area provides another attractive focal point amongst the planting.



To the front, a flagged driveway provides parking for one vehicle, with lawn and planted borders to either side. The frontage is enclosed by a low wall and fencing, creating a neat and established approach to the property.



Our picks for you...

Set within the picturesque village of Newburgh, the property enjoys a peaceful position, set back from the road, whilst remaining within easy reach of the village centre. Newburgh is a well-established rural community, with a village store and Post Office, coffee shop, Eden Tearooms and the popular Red Lion pub providing everyday amenities close by. The village also benefits from a primary school, sports club, village hall and an excellent network of footpaths, with the surrounding

countryside offering plentiful opportunities for walking and outdoor pursuits. Newburgh's historic centre forms a designated Conservation Area, giving the village a distinctive character, whilst nearby Parbold and Burscough provide a broader range of shops, restaurants and transport connections.



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 TBC

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.

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