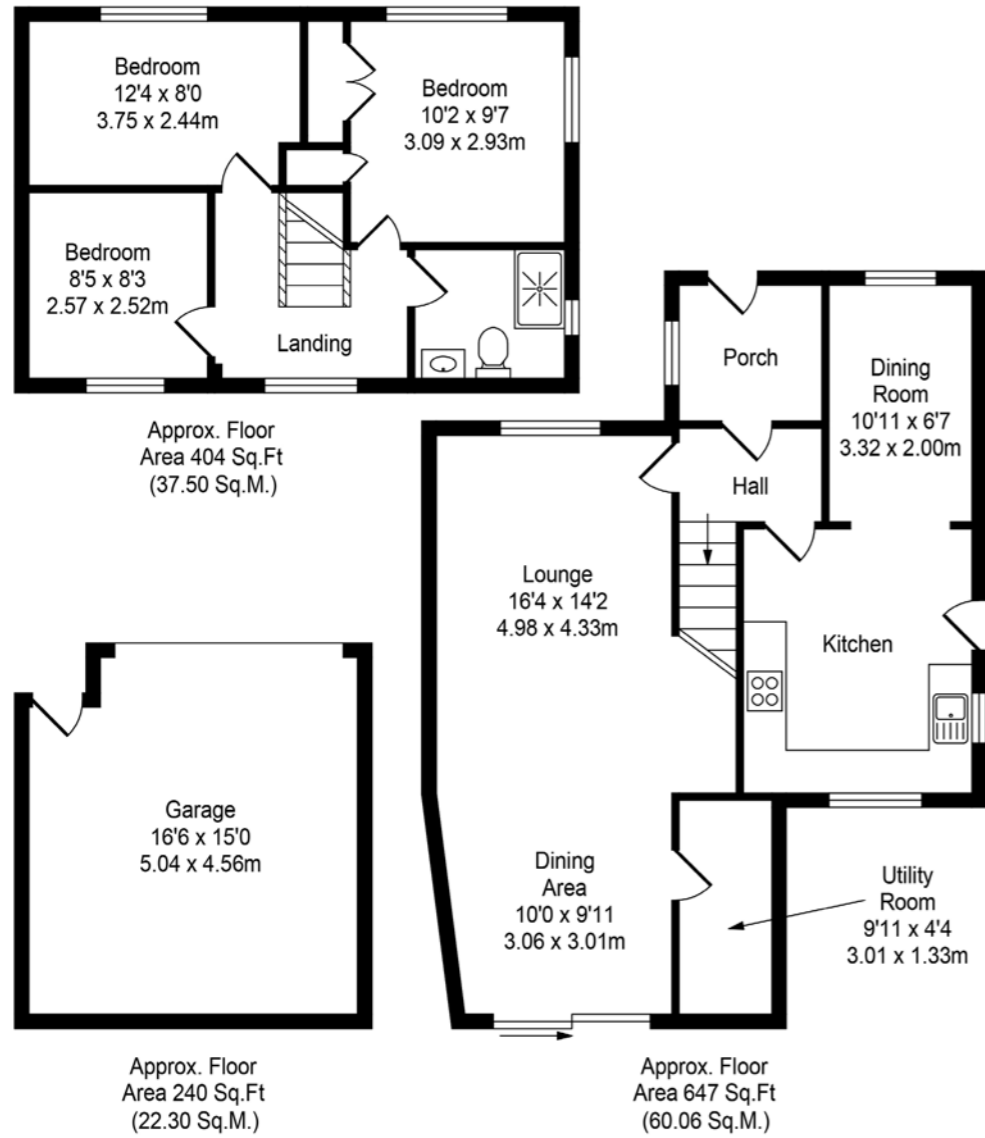




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

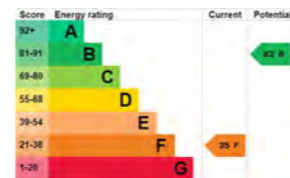
**Total Approx. Floor Area 1290 Sq.ft. (119.86 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: D

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold and Phillips are delighted to offer for sale this charming 3 bedroom detached family home located in the heart of Newburgh village, West Lancashire. Tucked away in a pleasant cul-de-sac position, this property offers a peaceful and idyllic setting for a growing family.

Upon entering the property, you will be greeted by an entrance porch that leads to a welcoming reception hallway. The flowing floor plan encompasses light-filled living areas and tasteful neutral decor throughout, creating a warm and inviting atmosphere. The highlight of the ground floor is the spacious open plan family living area and dining area. This delightful space has a feature fireplace and dual aspects, allowing an abundance of natural light to fill the room. The patio doors lead out to the rear gardens, providing a seamless connection between indoor and outdoor living. Adjacent to the living area is the open plan family dining kitchen, which is sure to impress. The kitchen boasts a range of fitted wall and base units, offering ample storage space, as well as generous workspace for meal preparation. With its complementary tiling to the walls, floor tiling, and a convenient side access door, this room is not only functional but also provides a lovely space for family dining.

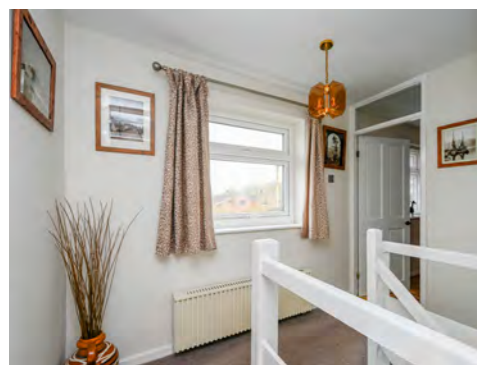
Moving to the first floor, you will find three well-proportioned bedrooms, all tastefully presented and ready to accommodate a growing family's needs. The bathroom is fitted with a modern three-piece suite in classic white, including a low-level wc, a panelled bath with a shower over, and a wall-mounted wash hand basin. The complementary tiling to the walls completes the stylish look of the bathroom.

Externally, the property boasts gardens to the front and rear, providing ample outdoor space for relaxation and recreation. The front of the property offers driveway parking, which extends to the side elevation, ensuring convenient parking for multiple vehicles. At the rear, there is a large, detached garage (16.6 x 15) equipped with power and lighting, providing additional storage space or potential for a workshop. The rear garden is enclosed and offers a high level of privacy as it is not directly overlooked. With its well-maintained lawns and planted borders, the garden is a true delight.

Newburgh village is known for its quaint and friendly atmosphere, creating a strong sense of community amongst its residents. The village is characterised by its beautiful countryside surroundings, with rolling green fields, scenic walks, and stunning views of the local landscape. Residents of Newburgh village can enjoy a range of amenities and conveniences right on their doorstep. The village boasts charming cafes, and traditional pubs and for a wider range of amenities, the nearby village of Parbold is on hand. For commuters there is easy access to major road and motorway networks and the train station in Parbold gives direct access to Manchester city centre. For families, the location is highly desirable due to its proximity to well-regarded schools, both primary and secondary.

Overall, Newburgh offers a serene and picturesque setting for a relaxed and fulfilling lifestyle. Whether you're looking for a peaceful retreat or a place to raise a family, this charming home in the heart of village has something to offer everyone.





#### KEY FEATURES

Charming Detached Home

Three Bedrooms

Circa 1290 Square Feet

Open Plan Family Dining  
Kitchen

Gardens to the Front and Rear

Driveway Parking

Large Detached Garage

Quaint Village Location



