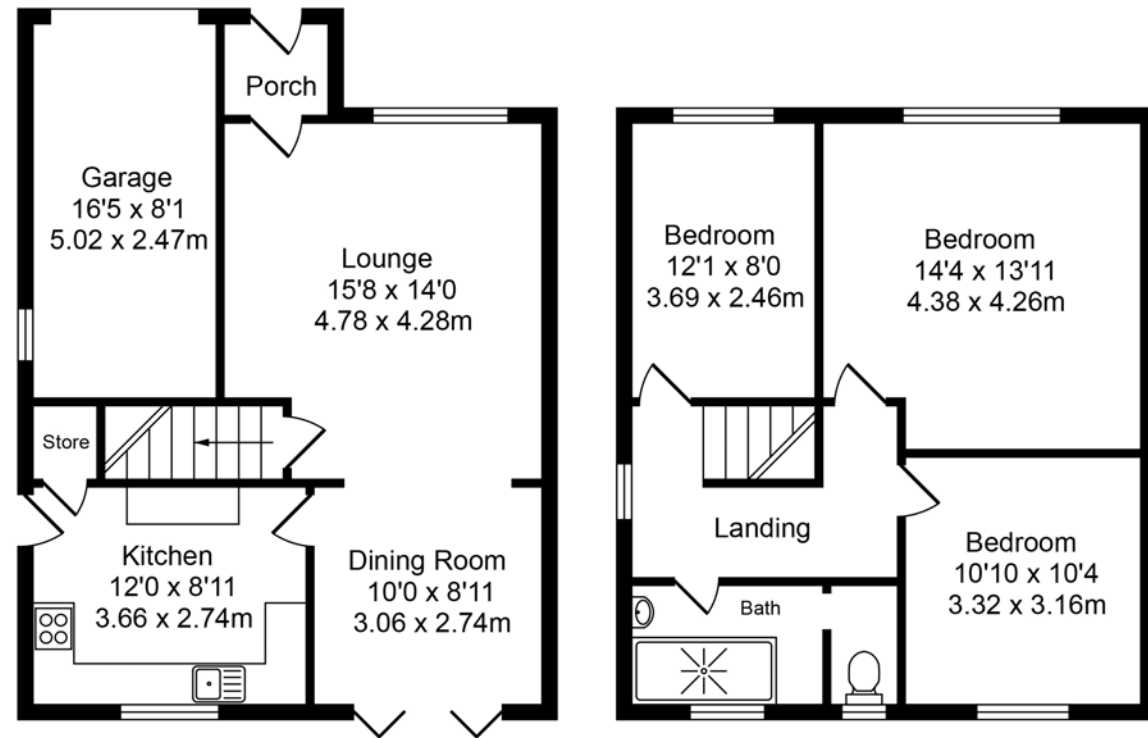




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1203 Sq.ft. (111.7 Sq.M.)**

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



**Ground Floor**  
 Approx. Floor Area 630 Sq.Ft (58.5 Sq.M.)

**First Floor**  
 Approx. Floor Area 573 Sq.Ft (53.2 Sq.M.)



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.





This impressive 3 bed semi-detached home is pleasantly situated in the heart of Newburgh village, offering a sought-after residential location and a fabulous family lifestyle. The property is offered with the benefit of vacant possession and with its spacious floor plan and tastefully presented living areas, the home provides the perfect setting for everyday living.

Accommodation covers 1203 square feet and upon entering the property, you will be greeted by an inviting entrance porch. The light and bright lounge boasts an attractive feature fireplace and seamlessly connects to a formal dining room, which offers French doors leading out to the gardens. This makes it an ideal space for entertaining guests. The kitchen is well-equipped with an array of wall and base units, ample workspace, and integrated oven and hob.

On the first floor, you will find three well-proportioned bedrooms, all tastefully decorated, warm, and inviting. The family bathroom offers a modern three-piece suite in classic white, including a low-level wc, pedestal wash hand basin, and a glass screen shower. The bathroom is elegantly finished with complementary tiling.

Externally, the property features gardens to both the front and rear. The front garden is low maintenance, with gravel gardens and ample parking space provided a driveway and an integrated single garage. The well-maintained rear gardens are private and offer neat lawns, mature planted borders, and a patio area for outdoor dining and entertaining.

Newburgh is a charming village offering a desirable residential area. Nestled in the heart of West Lancs, it provides a peaceful and picturesque setting for residents to enjoy. With its close proximity to nature and beautiful countryside, it also offers a tranquil escape from the hustle and bustle of city life. The village boasts a sense of community and a range of amenities, including shops, schools, and recreational facilities. Its convenient location provides easy access to nearby towns and cities, making it an ideal choice for those seeking a peaceful yet well-connected place to call home.





