

FOR SALE

29, Woodrow Drive, Newburgh, WN8 7LB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



29, Woodrow Drive, Newburgh, WN8 7LB

An extended 3 bed village home with south facing rear garden enjoying open views



- Extended three bed semi-detached
- Fantastic open views to rear
- Spacious kitchen diner
- Freehold & No chain delay
- South facing rear garden
- Lots of eye-catching kerb appeal
- Good sized integral garage
- 1105 SQ.FT.

Tucked away on a quiet residential street in the heart of one of West Lancashire's prettiest and most sought-after villages, this keenly priced three-bedroom semi-detached home with no chain delay offers extended, spacious accommodation and a south-facing garden with uninterrupted views over open farmland. Newburgh is a truly charming place to live and raise a family, having been crowned Lancashire's Best Kept Medium Village in 2025 after securing a close second place in 2024. Newburgh C of E School also received an Outstanding Feature Award in the same competition, further highlighting the village's strong community appeal. The property itself has strong kerb appeal, featuring a front porch, a side extension, an integral garage, and a beautifully landscaped front garden with a triple-width driveway. The full-length side extension incorporates a generous garage and an extended kitchen that has transformed the layout into a desirable open-plan kitchen-diner. The front porch provides a welcoming entrance into the hallway, while another notable advantage of this home is its excellent storage provision. Alongside the integral garage—with its convenient electronic up-and-over door—there are fitted wardrobes in two bedrooms and a useful storage cupboard on the landing along with a boarded loft area. Other benefits include gas central heating and full double glazing. To the rear, the property enjoys a private garden with patio and lush lawn, backing directly onto farmland and offering far-reaching, sunny, south-facing views. Ideally positioned within its semi-rural setting, the home sits just a short distance from the village centre and its selection of local amenities. Newburgh is also well placed for excellent commuter links and benefits from highly regarded primary and secondary schools nearby, making this an ideal choice for professionals, young families, and those looking to downsize.







TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 operability or efficiency can be given.
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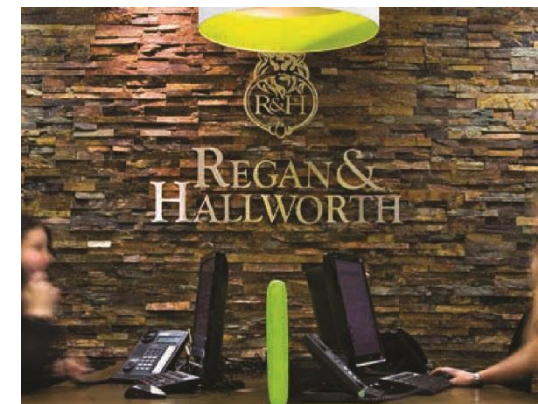
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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