

40, Cobbs Brow Lane, Newburgh, WN8 7ND



40, Cobbs Brow Lane, Newburgh, WN8 7ND

Stunning two bed mid-terrace cottage located in Newburgh

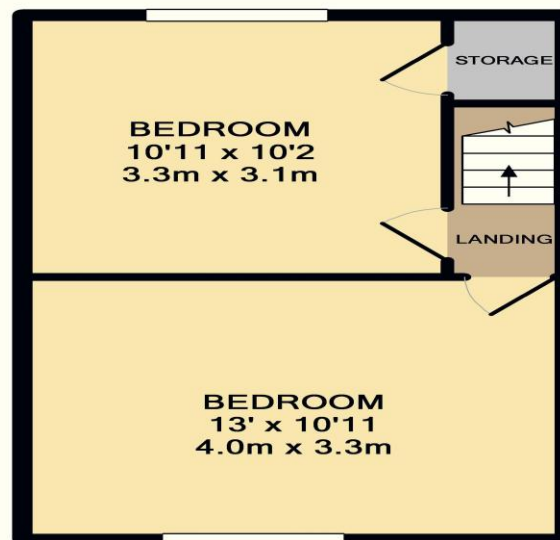
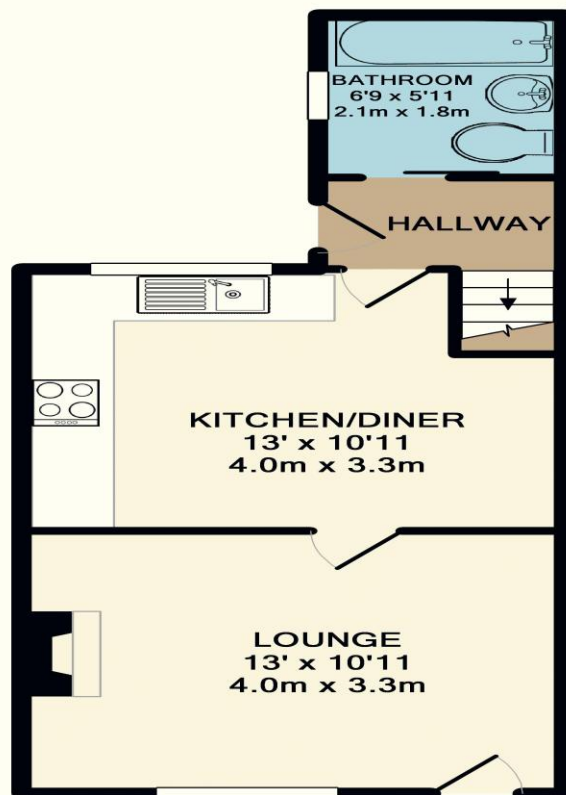


- Stunning mid terrace cottage
- Modern kitchen / dining room
- Two large double bedrooms
- Close to amenities & motorway links
- Spacious reception rooms
- Modern family bathroom
- Driveway and rear garden
- 631 SQ. FT.

Located in the ever popular semi-rural village of Newburgh is this stunning mid terrace cottage. Cobbs Brow is centrally located in the village offering great access to local amenities, schools, Parbold train station and village along with major motorway networks. This fantastic two bed property offers great sized lounge / sitting room located to the front of the property, large kitchen / dining room to the rear comprising of a fitted kitchen offering a range of wall, base and drawer units along with space for dining room table, internal hallway then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. On the first floor there are two large double bedrooms one to the front and one to the rear. Externally to the front the property offers a driveway providing off road parking, to the rear there is a great sized enclosed garden. Contact us now to register your interest!





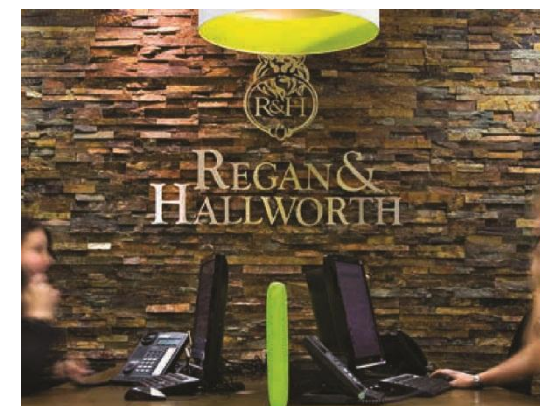


GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2014



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com

rightmove

OnTheMarket.com

The Property Ombudsman

LR Finance

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.

