



Maria B Evans Estate Agents Limited

46 New Acres, Newburgh, WN8 7TU

Offers in the region of £440,000



- Attractive, modern, extended detached family home
- Established, ever-popular crescent location
- Three, spacious, well-presented reception rooms
- Well-appointed, good sized breakfast kitchen
- Ground floor cloakroom and access to garage
- Four double bedrooms to the first floor
- Two bathrooms, three- and four-piece, respectively
- Warmed through by oil central heating radiators
- Timber double glazed doors and windows
- Block paved driveway parking for two/three cars
- Integral, large single garage with power and light
- Short walk to popular village school and amenities
- Easy access to road and rail commuter transport links

A glazed door with matching side panels opens to the porch having a wall light, tiled flooring and sheltering the inner glazed door with side panel, allowing natural light to filter through to the hallway. Also lit by a pendant light, the hall has a built-in double-sized coats cupboard with sliding doors. A spindle staircase rises to the first floor and has a storage cupboard beneath, and Georgian-style glazed doors open to the lounge and kitchen.

The elegantly presented, good-size lounge has a bay window to the front, two pendant lights, and wall lights are fitted to either side of the granite fire surround with gas coals facility resting on a raised hearth.



Georgian-style double doors open to the dining room which has sliding patio doors to the rear elevation plus a further window to the rear. A pendant light is suspended over the dining table space and a Georgian-style glazed door opens to the dining kitchen.



The kitchen is fitted with a good range of beech-effect wall and base units to include drawers and having splash tiling between levels. The granite effect worktops have an inset stainless steel single drainer sink unit and mixer tap set beneath the picture window to the rear. Also inset is a Neff four-ring ceramic hob with stainless-steel chimney-style extractor fan over and a Bosch eye-level double oven and grill is positioned to the side. Integrated appliances include a Hotpoint automatic dishwasher and an under-counter fridge. Lit by ceiling track spotlights to the wood panel

ceiling, there is space for a breakfast table and chairs, Amtico flooring and a built-in cupboard housing the oil central heating boiler.

The split-level rear hallway has a part-glazed timber door to the side, pendant light and a door to the integral garage which has power and light, a further stainless steel single drainer sink unit, plumbing for an automatic washing machine, electricity consumer board, loft storage space plus two fluorescent strip lights.

The cloakroom has a tiled floor, an opaque side window and a two-piece-coloured suite comprising low flush WC and wall mounted wash hand basin with splash tiling.

The family room has sliding patio doors to the rear elevation, two windows to the side - one of them being high-level, is lit by wall lights and has a television point.



The split-level landing is lit by a pendant light and has a hatch to the insulated loft with drop-down ladder. White panelled doors open to the four double bedrooms and two bathrooms at this level.

The first of the four double bedrooms has a window to the rear, track spotlighting to the ceiling and over bed wall lights. A range of beech-effect fitted furniture includes two double wardrobes with mirror-fronts and matching cabinets, dressing table and nightstands.



Bedroom two has a window to the front, a pendant light, two over-bed lights and there are built-in wardrobes and a dressing table.



Steps descend to bedroom three which has windows to side and the rear, a pendant light and space for furniture.



The adjacent part-tiled bathroom is fitted with a three-piece suite comprising corner bath, low flush WC and pedestal wash hand basin with light above. Also lit by a wall light, the room has an opaque window to the front.



Bedroom four has a window to the rear, ceiling light and space for furniture. The spacious family bathroom is fully tiled in natural shades, has a panelled ceiling with recessed downlights and an opaque high-level window to the front. The modern four-piece suite comprises a pedestal wash hand basin, close coupled WC, a one-and-a-half size shower cabinet with sliding doors and Aqualisa unit, and a beech-effect panelled bath. A bulkhead cupboard with matching doors houses the lagged hot water cylinder tank and linen shelves above and a chrome ladder style heated rail warms the towels.

The property is set beyond a low wall and lawn area with mature shrub borders and an opening to the block paved driveway with parking for two to three cars and leading to the integral garage with up and over door. A timber side gate gives way to the rear garden which is enclosed by panel fencing, mature hedges and shrub borders surrounding a central lawn. There is a paved perimeter path which also leads to a paved seating area, and an outside tap for convenience.



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 E

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.

