



Maria B Evans Estate Agents Limited

Derby House, Ash Brow, Newburgh, WN8 7NF

Offers in the region of £285,000



- Charmingly pretty Grade II Listed Cottage
- Set-in award-winning Conservation Area
- Two generously spacious reception rooms
- Two good-sized double bedrooms
- Recently renovated kitchen
- Large four-piece family bathroom
- Electric heating system throughout
- Private rear garden with mature planting
- Off-road parking for two vehicles
- Close to village amenities and primary schools

Entering the property from the rear storm porch, you passed through a glazed composite door into a tiled porch before stepping through a part-glazed timber door to the dining hall with windows facing frontwards onto Ash Brow. This traditional dining hall has a restored timber flooring and features an open fireplace with brick and stone surround.

There is a storage cupboard to one side and the room gives way to both the living room, the kitchen and the stairwell to the first floor. There is a further internal porch to the far side of the room which gives access to the original timber front door that opens onto Ash brow.

Off the dining hall, there is a comfortably spacious lounge with carpeted floor, windows to two sides and a, now capped-off, fireplace. This good-size square room easily houses an array of living room furniture.

To the rear of the property, the recently refreshed kitchen has a mix of grey painted timber wall and base units with blue laminate worktops with an inset stainless-steel sink unit with swan neck mixer tap. Also inset is an electric hob and, close by, is a single oven and grill. There is also an integrated fridge freezer and space for washing machine.

To the first floor, there is a very good size family bathroom with a white four-piece suite comprising a corner bath, quadrant shower unit, vanity wash hand basin and low flush WC.

There are two front facing double bedrooms, both are very well proportioned and overlook Ash Brow.

To the rear is a good-sized private garden with mature laurel hedging to the borders and a raised flower bed. The garden is accessed via the communal parking area where you will find off-road parking for two vehicles.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the annual payment is a peppercorn

The Local Authority is West Lancashire Borough Council

The EPC rating is D The Council Tax Band is C

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.