



## **Maria B Evans Estate Agents Limited**

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**Apartment 3, The Saddlery, Ash Brow, Newburgh, WN8 7NF**

**Offers in the region of £195,000**



- Delightful purpose-built first-floor apartment
- Set in an award-winning conservation area
- Open plan living-dining kitchen to the rear
- Contemporary high-gloss kitchen cabinets
- Two generously spacious double bedrooms
- Family bathroom with white three-piece suite
- Outdoor courtyard area for al fresco dining
- Communal garden to rear with mature planting
- Off-road parking space for two vehicles
- Gas heating system in place throughout
- Timber double glazed windows throughout
- Close to the village store and primary school
- Short distance to Parbold village amenities
- Easy access to commuter road and rail links
- The apartment is being sold with no onward chain

This first-floor apartment is situated in a purpose-built block of four two-bedroom apartments on the site of the Derby house complex. The property is accessed via a shared communal hallway which houses the electricity meters, an electric heater, post-boxes and the staircase to the two first-floor apartments, as well as the two ground-floor apartments.

Entering this first-floor apartment via the front door, a lengthy corridor with wood-laminate flooring runs throughout the entrance hallway and into the living areas to the rear. There is a good-sized storage cupboard which also houses the gas central heating boiler and RCD board.

To the front of the apartments, is a comfortable double bedroom with beige carpets, timber double glazed windows to the side and ample space for furniture.

There is a second, more central, double bedroom which is marginally larger and acts as the master bedroom. Again, the room is fitted with beige carpets, timber double glazed windows to the side and offers space for a double bed and additional furniture.

Between bedrooms one and two, the good-sized family bathroom has an opaque side window and is fitted with a three-piece white suite comprising a panelled bath with glass shower screen and shower above, a pedestal wash hand basin and low flush WC. The room is lit by recessed down-lights and has an LED mirror above the basin.

To the rear of the property, and the real highlight of this apartment, is the large open-plan kitchen-living-dining space which offers a fantastic informal area for families to enjoy. The kitchen consists of a range of high gloss units wall and base cabinets with laminate worktops having an inset stainless steel sink unit with swan neck mixer tap and side drainer to one wall. Also inset is a four-burner gas hob with extractor fan above and a single oven and grill close by. Integrated appliances include a fridge freezer, dishwasher and washing machine. There is a large space for a dining table in the centre of the kitchen area and, to the far end of the room, space for a traditional three-piece suite. There are windows to the side and rear of the property, however, light is mainly given via the large French windows which open to the Juliet balcony overlooking the rear garden.

Beyond this, there is a communal lawn garden for the use of the four apartments and to the side there is parking for at least two vehicles per property. In addition to this, there is a communal storage area for housing everyday items.

This lovely home is located just a short walk from the village school, church, post office with coffee shop and the local public house, The Red Lion. The nearby village of Parbold offers a further array of shops and amenities, and the location is perfect for access to the M6 motorway network and the A59 for Liverpool and Preston commuting. The train service from Parbold runs to Southport, Wigan and Manchester, senior school and college buses stop in the village and there is also a regular public bus service to local towns and villages.

**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 lease length is 999 years**

**We are reliably informed that the Lease is circa £x PA**

**We are reliably informed that the Service Charge is circa £1020 PA**

**The Local Authority is Chorley Borough Council**

**The EPC rating is C**

**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.