



Maria B Evans Estate Agents Limited

19 Woodrow Drive Newburgh WN8 7LB

Offers in the region of £280,000



- Three bedroom detached property
- Good sized reception room situated to the front
- Modern open plan kitchen dining to rear
- Upvc conservatory extension to the rear
- Single garage with part office conversion
- Driveway parking for three vehicles
- Open rural aspects to the rear of property
- Sort after village central location
- Close to all local amenities such as schooling
- Short distance from road and rail networks

This well presented three-bedroom detached family home is situated on a well-known and sort after 1970's estate in the centre of Newburgh village, Woodrow Drive. With modernised interiors throughout to include a main reception room, open plan kitchen living dining room to the rear, two double bedrooms and a further single room, as well as a three-piece family bathroom. Externally the property has driveway parking for several vehicle and a detached single garage which the vendors have partially converted into a home office with fantastic views over the open farmland to the rear.

Approaching the Upvc storm porch to the front of the property via the private driveway that leads to the single detached garage, and offers parking for multiple vehicles.

Accessing the property via the front entrance porch you pass through a further half glazed door into a bright entrance hallway. With space for shoe and coat storage and the staircase to the first floor.



Off the hallway you find the main living room, with large picture window to the front and space for two three-seater sofas and a television cabinet.



The rear has been opened up by the vendors into a contemporary family dining kitchen. Boasting an array of wall, base and tower units to include a large central island, all finished in a cashmere-coloured shaker design, a comprehensive range of integrated appliances to include eye level oven grill, microwave combi oven and plate warmer, washing machine, dishwasher and fridge freezer. A quartz work surface adds to the premium finish.



Bi folding doors open off the kitchen into a UPVC glazed garden room conservatory to give added floor space.



The first floor offers three well-proportioned family bedrooms, two doubles and one single, with bedroom two which faces the rear of the property enjoying an open outlook over the surrounding fields.



The property is well served by a fully tiled family bathroom which provides bath with overhead shower, WC and vanity wash hand basin, with a complementary tiled finish throughout.



Externally the rear of the property enjoys a private rear garden with patio, central lawn area and mature boundary hedging that abuts up to the farm fields that lay beyond. A detached single garage has been repurposed in part to provide a handy home office, with fitted furniture, power and light and a large picture window overlooking the field to rear.



Ideally positioned and enjoying its semi-rural setting the property is within close proximity to the village centre, with its varied selection of local amenities. Newburgh is known for its proximity to excellent transport and commuter links, whilst also benefiting from highly regarded primary and secondary schools residing nearby, making this ideal for professionals, young families and downsizers.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the plot is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is C currently available

The Council Tax Band is D

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.

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