TO LET

9, Cobbs Brow Lane, Newburgh, WN8 7ND

REGAN & HALLWORTH
The Professional Estate & Letting Agents



9, Cobbs Brow Lane, Newburgh, WN8 7ND

Newly renovated three bed detached true bungalow in prime village location



- Newly renovated detached bungalow
- New roof, new windows & fresh exterior
- Long sweeping drive & generous gardens
- Available to let
- 3 bedrooms / Stylish open plan living
- Stripped back to brick & all new interior
- Not overlooked & pleasant open aspects
- 999 SQ.FT.

Now available for let is this newly renovated detached true bungalow offering modern living in a stunning & peaceful village setting. Privately located behind a long driveway in the very heart of Newburgh, and occupying a generous, secluded 1/4 acre plot with pleasant open aspects to the rear, this beautifully renovated three-bedroom detached true bungalow is a home that truly impresses. Rarely does a property combine such a prime village setting with this level of privacy, space and contemporary finish, and early interest is expected to be strong. The bungalow has undergone a comprehensive scheme of renovation, having been taken back to bare brick, extended and completely remodelled to create a stylish, modern home.

Externally, brand-new windows, a new roof and contemporary rendered elevations give the property a striking and attractive appearance, while internally everything is fresh and new.

At the heart of the home lies a superb open-plan living space incorporating a welcoming entrance hall, a generous living and dining area and a modern breakfast kitchen. Large windows flood this space with natural light and provide delightful views over the surrounding gardens. A corridor leads to three bedrooms, alongside a larger-than-average family bathroom fitted with a sleek four-piece suite, including both a bath and a separate walk-in shower.



























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GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



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TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate. **Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax -** You are advised to contact the local authority for further 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 for you.