

FOR SALE

36, Doe Meadow, Newburgh, WN8 7LZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



36, Doe Meadow, Newburgh, WN8 7LZ

Spacious 3 bed home boasting a fantastic west facing corner plot with far-reaching countryside views



- Superb corner plot with open views
- Prime village location
- Spacious 3 bed accommodation
- No chain & lots of potential
- Gas central heating / Double glazing
- Lovely mature west-facing gardens
- Ample parking & larger than average garage
- Approx 1129 SQ.FT.

Nestled within an award-winning Lancashire village, this spacious and adaptable three-bedroom home occupies a peaceful cul-de-sac position on one of the development's most sought-after plots. Backing directly onto open greenbelt, it enjoys stunning west-facing views, capturing far-reaching countryside scenery and beautiful sunsets – a perfect backdrop for both relaxing evenings and outdoor entertaining. Appealing to a wide range of buyers, from those looking to downsize in a peaceful setting to families seeking space and lifestyle, the home sits in the heart of Newburgh. This charming village is renowned for its picturesque surroundings, strong community feel and excellent local pubs and eateries, while also offering convenient access to the M6, nearby rail links, and the neighbouring villages of Parbold, Burscough and Ormskirk. Internally, the home extends to almost 1,000 sq ft of well-balanced accommodation. A flexible layout includes a ground floor double bedroom and bathroom, complemented by two further generous double bedrooms upstairs. A substantial loft/eaves area provides exciting scope for conversion into an additional bedroom and/or bathroom, subject to the necessary approvals. Externally, the property continues to impress with its generous plot, offering extensive space to the side and rear. A west-facing patio creates the perfect suntrap, while a detached garage – larger than average and positioned on the corner – along with a garden shed, adds further practicality. The plot also presents significant potential to extend the property to both sides, making it a rare opportunity within the development. Enjoying excellent privacy and uninterrupted 180-degree views, this is a home with both immediate comfort and long-term potential. Offered with no onward chain, gas central heating and double glazing, it provides a superb opportunity to embrace village living and create a truly special forever home.

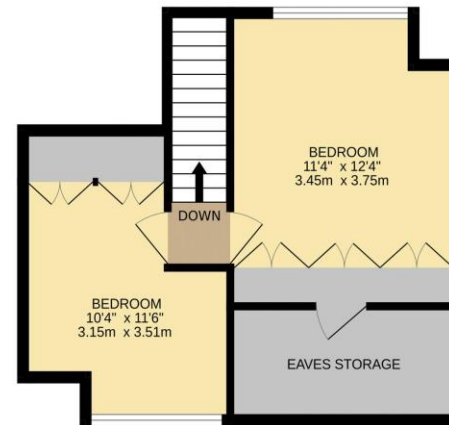




GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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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.

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