

FOR SALE

32, Doe Meadow, Wigan, WN8 7LZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



32, Doe Meadow, Wigan, WN8 7LZ

Superb, detached bungalow located in Newburgh with no onward chain.



- Excellent detached bungalow
- Well-equipped fitted kitchen
- Three good sized bedrooms
- NO ONWARD CHAIN
- Great sized reception rooms
- Bathroom with shower over bath
- Gardens / driveway / garage
- 1302 SQ. FT.

An excellent opportunity to purchase a detached bungalow on the highly sought after Doe Meadow in the semi-rural village of Newburgh. Offered for sale with no onward chain, this spacious home sits on a generous plot and offers superb potential to improve or extend, subject to the necessary planning permissions. Ideally located, the property provides easy access to local amenities including Parbold Village and its train station - as well as beautiful countryside walks, well regarded schools, and the M6 motorway network. Although requiring a scheme of refurbishment, Doe Meadow presents a fantastic opportunity to create a wonderful family home or an ideal property for those looking to downsize.

The accommodation extends to just over 1,300 square feet and briefly comprises a welcoming entrance hallway, a large front facing lounge with a feature bay window, a family bathroom with a shower over the bath, and a fitted kitchen that opens into a versatile sitting/morning room and conservatory. To the first floor, there are two well-proportioned double bedrooms, along with a spacious third double bedroom in the converted loft.

Externally, the property benefits from a large driveway providing ample off road parking, a single garage, a well maintained front garden, and a private, enclosed rear garden with a patio and lawn. Early internal viewing is highly recommended to fully appreciate the property's incredible potential and excellent semi-rural setting.







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 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.

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