

HOME  TRUTHS

Woodrow Drive, Newburgh

WN8 7LB





A fabulous and individual semi-detached property in a highly popular residential area, offering approximately 1,250 square feet of well-presented accommodation, three double bedrooms, private west-facing gardens and a fully specified home office. A first-class family home ideally positioned close to village amenities and beautiful countryside walks. To the front, the block-paved driveway provides parking two vehicles and leads to the main entrance. Step into the entrance vestibule and from there into the comfortable and inviting living room, offering plenty of space for both dining and comfortable furniture. To the rear, the garden room lives up to its name, providing generous additional living space with views over the garden. The kitchen comprises a range of wall and base units with breakfast bar, gas hob, electric double oven and grill, together with space, power and plumbing for additional appliances. A separate utility room provides further practical storage and appliance space. Step outside into the private, west-facing garden, where a pergola-covered terrace provides the perfect space for outdoor entertaining and enjoying the afternoon and evening sunshine. The garden also benefits from a fully specified home office with power and lighting, ideal for those working from home. Back inside, stairs rise to the first-floor landing. The principal bedroom benefits from a spacious en suite bathroom comprising a large bath with shower attachment, wash hand basin set on a vanity unit, wc and separate shower cubicle with massage shower and Bluetooth speakers. Bedrooms two and three are both well-proportioned double bedrooms, while the family bathroom comprises a bath with screen and electric shower over, wash hand basin set on a vanity unit, WC and ladder-style heated towel rail. A first-class family home, o



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

- Spacious semi detached property
- Three double bedrooms
- 1250 square feet of accommodation
- Ample parking
- Virtual tour
- Private west facing garden with home office



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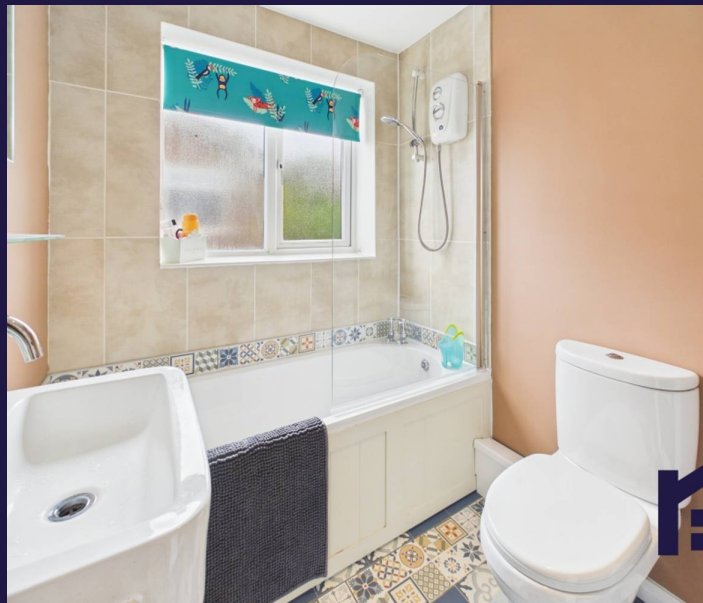
Eccleston Branch

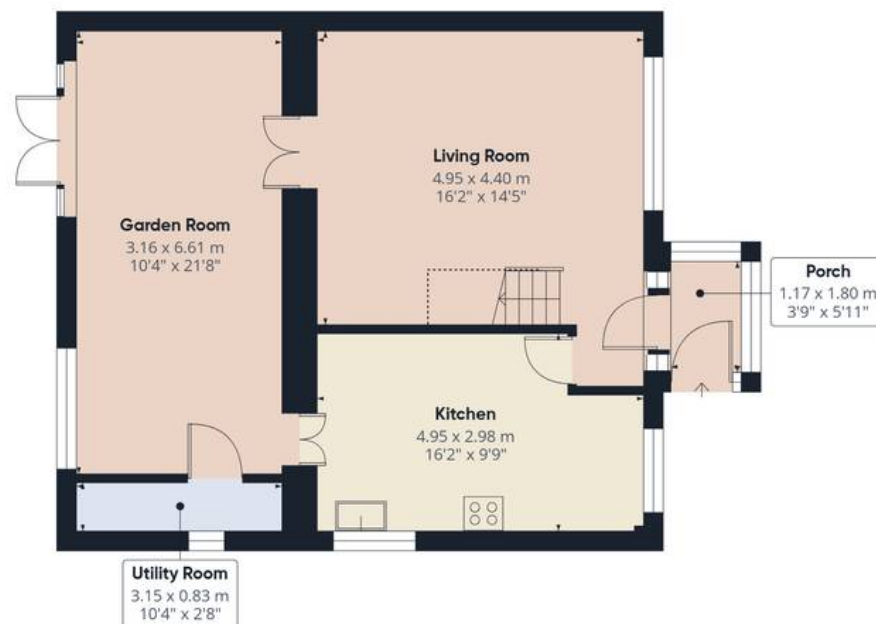
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

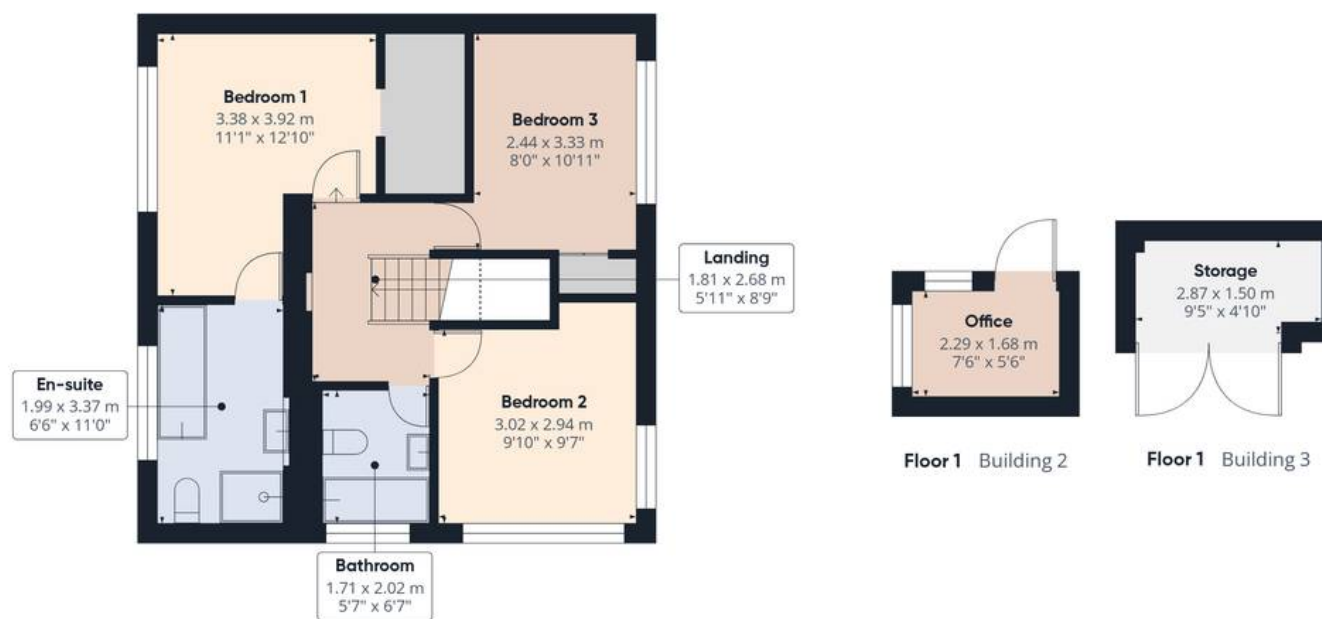
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

119.9 m²

1291 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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