



17, Cobbs Brow Lane, Wigan, WN8 7ND

Sleek and contemporary 3 bed detached true bungalow in a vibrant village location



- Detached true bungalow
- Superb open plan living kitchen
- Secluded gardens
- Fully renovated & no chain delay
- Three bedrooms
- Sleek four piece bathroom
- Pleasant open aspects to rear
- 917 SQ.FT. / Freehold

Having undergone a comprehensive programme of renovation and finished to a high contemporary standard, this superb detached true bungalow is nearing completion and early viewings are now invited to avoid missing out on this exceptional opportunity.

Privately positioned at the end of a private road in the very heart of Newburgh, the property occupies a generous and secluded plot enjoying pleasant open aspects to the rear. Rarely does a home combine such a desirable village setting with this level of privacy, space and modern finish, and interest is expected to be strong. Traditionally constructed, the bungalow has been taken back to bare brick, extended and completely remodelled to create a stylish and thoughtfully designed living environment.

Externally, new windows and a new roof enhance its kerb appeal, while internally the accommodation offers a fresh, high-quality finish throughout. At the centre of the home is an impressive open-plan living space incorporating a modern breakfast kitchen with central island and newly created living/sun lounge overlooking the gardens – a bright and sociable setting ideal for both everyday living and entertaining. A central hallway provides access to three versatile bedrooms, one featuring a bay window and suitable as an additional sitting or dining room if desired, alongside a brand-new fully tiled family bathroom fitted with a sleek four-piece suite including bath and separate walk-in shower.

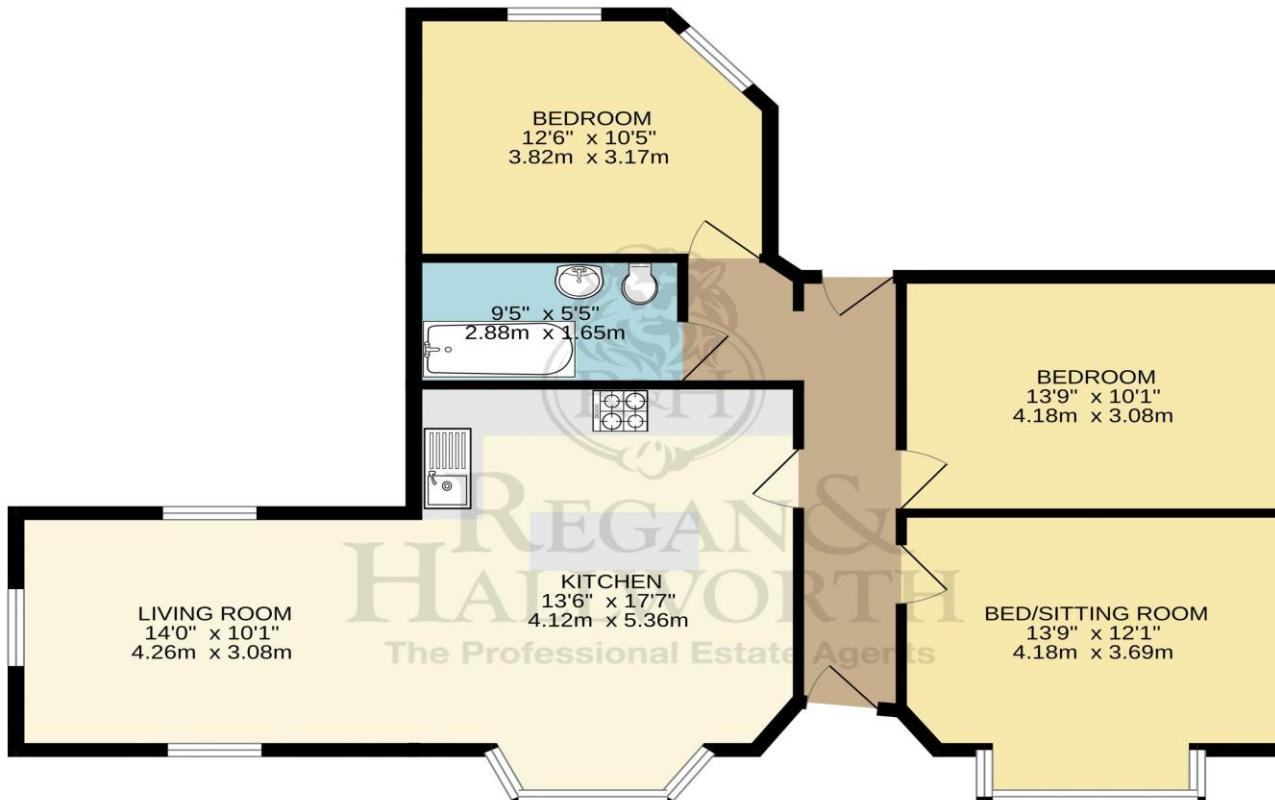
For buyers seeking the convenience of single-storey living in a vibrant village location – combined with privacy, space and contemporary comfort – detached bungalows of this calibre are rarely available. Early viewing is strongly recommended.





**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

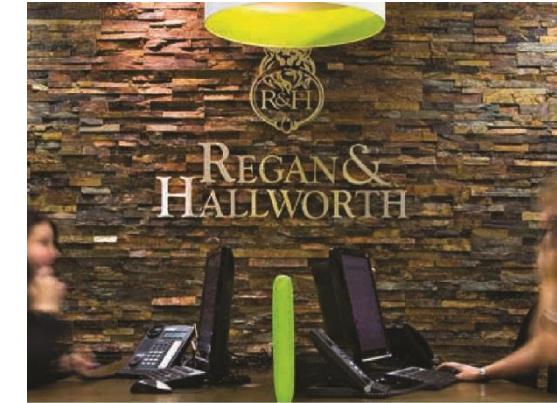
GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.
Whilst every attempt is made to ensure the accuracy of these floor plans, all 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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