

FOR SALE

8, New Acres, Newburgh, WN8 7TU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



8, New Acres, Newburgh, WN8 7TU

Beautiful detached 5 bedroom family home located in a hugely sought after location.



- Substantial detached family home
- Highly prized residential setting
- New roof / boiler 2 yrs ago
- Beautiful, landscaped garden
- 5 bedrooms / 3 reception rooms
- Generous amount of living space
- Sunny, south facing aspect
- 1808 SQFT

Providing an impressive 1808 square feet of beautifully maintained living space that has also benefited from various notable improvements over recent years - this exceptional five bedroom detached family home is ideally situated on a tranquil residential street in the charming village of Newburgh. The idyllic location provides easy access to the lively villages of Parbold and Burscough, where you'll find numerous amenities, shops, cafes, and restaurants. Also nearby is Newburgh Primary School, an 'Ofsted'-rated outstanding school with a stellar local reputation. The area boasts picturesque canal-sidewalks and the lush greenbelt countryside of West Lancashire, as well as excellent railway and transport links.

The property itself is set across two floors & would be ideal for a growing family seeking more space. The general arrangement in brief comprises; a main entrance hallway, elegant front lounge with feature fireplace, a rear dining room plus a smart fitted kitchen diner which is finished with a range of quality integrated appliances & high gloss units & was installed approx. 2 years ago. Beyond the kitchen is access into a lovely morning room plus upgraded wc / cloaks & access into the garage. Upstairs there are 5 really good sized bedrooms, with a Jack n Jill style shower room between two of the bedrooms & large principal family bathrooms too.

Externally the plot here is another key feature of the home - spacious, mature & well stocked. The rear garden is large enough to accommodate an extension should clients wish, plus enjoys a south facing aspect & therefore sun all day. To the front is a generous double driveway & access to an integral garage. Our clients replaced the boiler around 18 months ago, plus the whole roof was replaced around that time too. Solar panels have been installed too, providing an additional tax free income of approx. £1200 p / a. Early viewings are a must on this superb family home.







TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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.



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