

FOR SALE

2, Sandy Lane, Newburgh, WN8 7TT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



2, Sandy Lane, Newburgh, WN8 7TT



- Prime village location with open aspects
- Versatile annexe/home office extension
- Detached double garage & two driveways
- Immaculate home with modernisation potential
- Five spacious family bedrooms
- Potential self-contained granny flat
- Large private south-facing patios
- 2399 SQ.FT. /

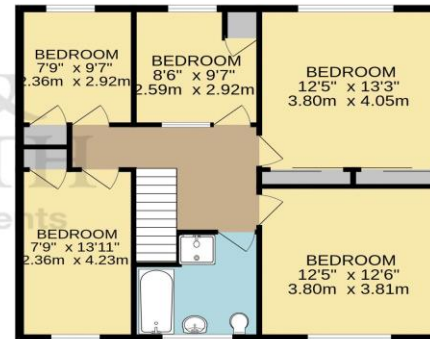
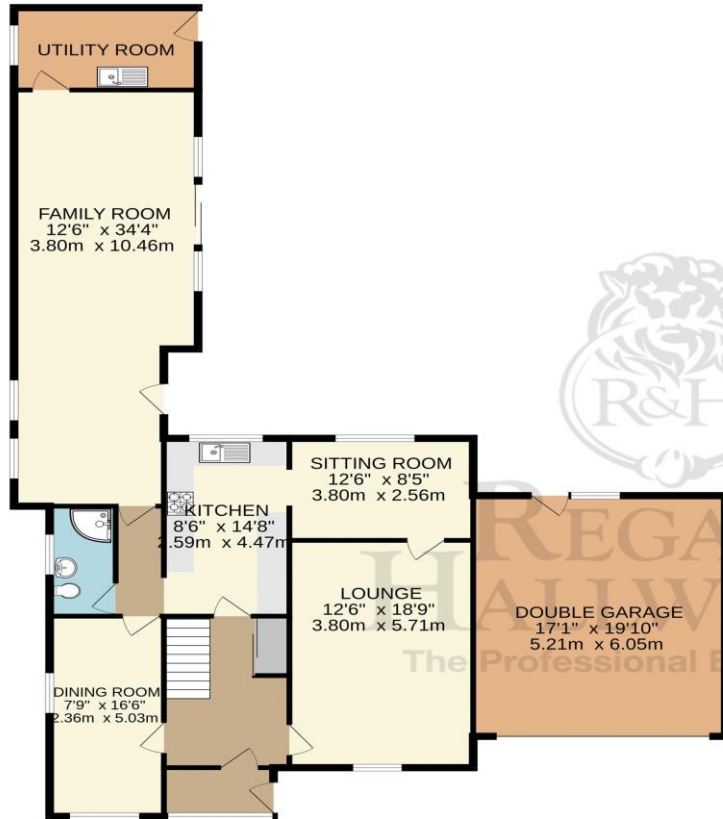
Occupying a prime corner position at the junction of Sandy Lane and New Acres, this exceptional detached family home commands what is arguably one of the finest plots on this highly regarded village development. Enjoying open aspects to the front and set within substantial gardens, the property has been thoughtfully extended and adapted over the years to create a remarkably versatile home that can effortlessly evolve alongside the needs of modern family life. From the moment you arrive, the scale and flexibility on offer are immediately apparent. Two extensive driveways provide abundant off-road parking, whilst a detached double garage offers excellent storage, workshop space or further potential. The original integral garage has already been incorporated into the main accommodation, increasing the living space and at the heart of the property is a substantial rear extension which has transformed the ground floor and provides a stunning, light-filled family room overlooking the gardens.

Previously utilised as a separate business premises with its own independent entrance, this highly adaptable space offers endless possibilities and importantly, was specifically designed with the potential to create a self-contained annexe. A ground floor shower room and utility which could easily be made into a kitchen is already in-situ making it an ideal proposition for buyers seeking multi-generational living or accommodation for an elderly relative. Upstairs, further extension work has created five generously proportioned bedrooms, ensuring plenty of space for growing families, whilst a larger-than-average family bathroom complements the accommodation perfectly.

Whilst impeccably maintained both inside and out, the property also presents an exciting opportunity for a new owner to modernise and personalise to their own tastes. Having been a much-loved family home for many years, it now offers the rare combination of immediate comfort alongside significant scope to add value and create a truly bespoke forever home. The outdoor space is equally impressive. The generous gardens wrap around the side and rear of the property, enjoying sunny south-easterly aspects that maximise natural light throughout the day. Beautifully maintained lawns, private seating areas and south-facing patios provide the perfect setting for family gatherings, outdoor entertaining or simply relaxing in peaceful surroundings.







TOTAL FLOOR AREA : 2399 sq.ft. (222.8 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.



WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com