



BRIGHOUSE  
WOLFF

**50 Cobbs Brow Lane, Newburgh, Lancashire WN8 7ND**  
**£275,000**



A three bedroom semi-detached true bungalow set in the heart of much sought after Newburgh Village. The property is also sold with no further chain delay!

Ideally located in an ever popular location of similar age & style properties just off Cobbs Brow Lane close to the village centre.

Newburgh is located upon the A5209 approx. midway between the larger Villages of Standish and Burscough making for an attractive commuter village. Junctions to the motorway network (M58 & M6) are located at nearby Bickerstaffe and Standish, whilst Parbold Village with it's rail station, shops and schools, restaurants and bars is within a short drive.

Edge Hill University, Wrightington and Ormskirk Hospitals are also situated within a short drive as are numerous countryside walks.

The accommodation which is all situated upon one level briefly comprises; Entrance hallway, lounge, modern fitted kitchen, dining room, three bedrooms and family shower suite. To the exterior are private gardens to the front & rear, along with driveway and garage parking.

Further benefits include but are not limited to central heating, timber framed windows and no chain delay.

Please contact Brighouse Wolff today to arrange a convenient time to view and to avoid the disappointment of missing out.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

Entrance doors provide access into the property.

#### HALLWAY

The hallway has several internal doors leading off which in turn provide access into all accommodation.

#### LOUNGE

##### 14'5" plus bay x 11'3" (4.41 plus bay x 3.45)

A large and light room situated to the front of the property with bay window, living flame effect gas fire set in feature surround, radiator panel, ceiling lighting and tv point.

#### FITTED KITCHEN

##### 10'9" x 9'8" (3.29 x 2.95)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring. ceiling lighting, ceramic hob, integrated oven, plumbing for washing machine, double glazed windows to the side and rear elevations..

#### DINING ROOM

##### 10'9" x 8'0" (3.29 x 2.45)

Open plan from the kitchen area, with windows to the side and rear elevation and glazed door leading into the gardens, ceiling lighting & radiator panel.

## BEDROOM 1

12'1" x 11'1" (3.70 x 3.40)

Window to the rear elevation, a range of fitted wardrobes, radiator panel & ceiling lighting.

## BEDROOM 2

10'6" plus bay x 10'8" (3.22 plus bay x 3.27)

Window to the front elevation, radiator panel & ceiling lighting.

## BEDROOM 3/STUDY

7'4" x 7'0" (2.25 x 2.15)

Window to the side elevation, radiator panel & ceiling lighting.

## SHOWER SUITE

7'3" x 6'4" max (2.21 x 1.95 max)

Fitted with a three piece shower suite comprising; corner shower cubicle with overhead shower and shower screens, vanity wash basin and units, low level wc with concealed cistern, tiled elevations, frosted window and ceiling lighting.

## EXTERIOR

Front: The garden area is mainly laid to lawn and well stocked with ornamental flower & shrub borders. The flagged driveway provides more than ample parking for vehicles and leads to a detached garage with up and over door.

The rear gardens are fence enclosed, flagged for low maintenance with ornamental flower, shrub & tree borders & greenhouse.

Storage is provided by a timber built shed.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

West Lancs. Council 2025/26

Band: D

Charge: £2,390.26

Information from West Lancs. Council website.

## MOBILE & BROADBAND

Ultrafast broadband is available. Highest available download speed: 1800 Mbps Highest available upload speed: 220 Mbps.

Mobile Signal; Limited/Likely/None dependant upon provider.

Information from Ofcom website.

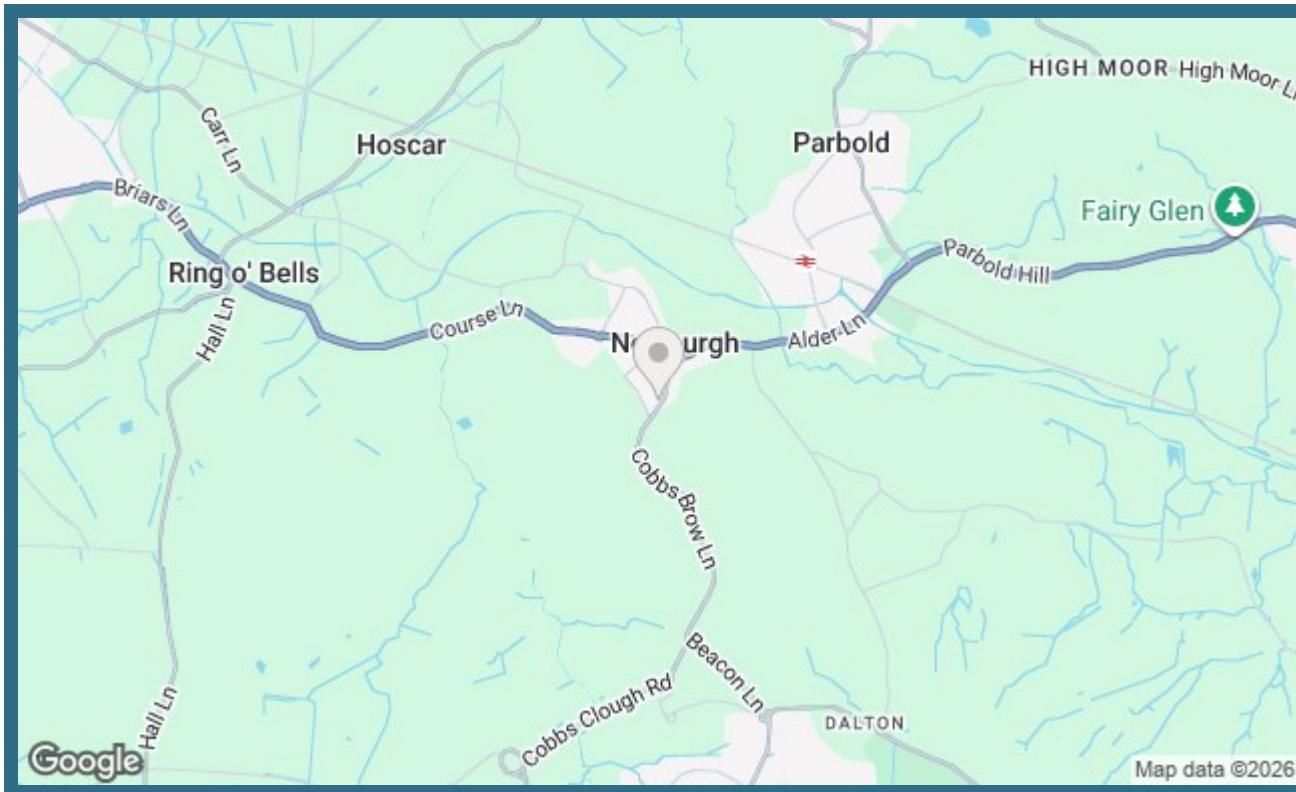
## CONSTRUCTION

Traditional; brick with a pitched roof.

## VIEWING BY APPOINTMENT

## PROBATE

Probate is underway.



## Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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.

Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			





100%



100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

100%

