

BRIGHOUSE WOLFF

9 Pine Close, Newburgh, Lancs. WN8 7LD

Reduced To £254,950









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A 3 bedroom detached family home with no further chain delay, which is set in a quiet cul-de-sac in the heart of much sought after Newburgh Village.

The property which does require some internal cosmetic/ modernisation works, is ideally located in an ever popular location of similar age & style properties just off Course 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 a short drive as are numerous countryside walks.

The accommodation briefly comprises; Entrance porch, hallway, lounge and fitted dining kitchen to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are private gardens to the front & rear, along with driveway and single garage parking.

Further benefits include but are not limited to no chain delay and double glazing.

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

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ACCOMMODATION

GROUND FLOOR

PORCH
Entrance door and window provides access to the property.

HALLWAY
Entrance door, ceiling lighting, door access to the lounge and remainder of ground floor accommodation.

LOUNGE
16'3" x 13'11" (4.96 x 4.25)
A spacious main reception room with window to the front elevation & sliding patio doors to the rear, ceiling lighting & tv point.

DINING KITCHEN
16'4" x 9'10" max (4.98 x 3.02 max)
Fitted with a range of wall and base units. ceiling lighting, cooker point, double glazed windows to front & rear, door leads into the drive/gardens.

FIRST FLOOR

STAIRS & LANDING
Stairs lead to a spacious landing area which in turn provides access into all first floor rooms.

BEDROOM 1
10'0" x 9'10" (3.05 x 3.01)
Windows to the front & side elevations & ceiling lighting.

BEDROOM 2
10'8" x 8'0" (3.27 x 2.45)
Windows to the front elevation & ceiling lighting.

BEDROOM 3
8'2" x 8'0" (2.50 x 2.45)
Window to the rear elevation & ceiling lighting.

BATHROOM SUITE
8'3" x 6'2" (2.52 x 1.88)
Fitted with a three piece shower suite comprising; panelled bath with overhead shower, wash basin, low level wc, frosted window and light point.

EXTERIOR
The property is situated on a larger than anticipated plot with gardens to the front and rear.

The front has a pleasant garden which is mainly laid to lawn & wall enclosed. A driveway provides more than ample private off road parking and leads to a single brick built garage with up and over door.

The rear gardens provide excellent private outdoor living space, are mainly laid to lawn and fence/hedge enclosed with ornamental shrub/tree borders.

MATERIAL INFORMATION

TENURE
Freehold - No Registration on HMLR.

COUNCIL TAX
West Lancs. Council 2025/26
Band: C
Charge £2,100.

CONSTRUCTION
Standard

MOBILE & BROADBAND
Broadband - Ultrafast Highest available download speed: 1800 Mbps.
Highest available upload speed: 220 Mbps.
Mobile Signal: Vodaphone & EE - Good Outdoor. O2 & Three Good outdoor- variable in-home.

Ofcom Website.

VIEWING BY APPOINTMENT



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.

BRIGHOUSE WOLFF

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GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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