TO LET

17, Cobbs Brow Lane, Wigan, WN8 7ND

REGAN& HALLWORTH
The Professional Estate & Letting Agents



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
- Renovated with all new interior
- Three bedrooms
- Sleek four piece bathroom
- Pleasant open aspects to rear
- 917 SQ.FT.

Having undergone a comprehensive programme of renovation with a stylish contemporary finish, work on this superb detached true bungalow is nearing completion and the property will be available to rent for the first time. Privately positioned off Cobbs Brow Lane right in 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 tenant seeking the convenience of single-storey living in a vibrant village location — combined with privacy, space and contemporary comfort — detached property of this calibre are rarely available for let.























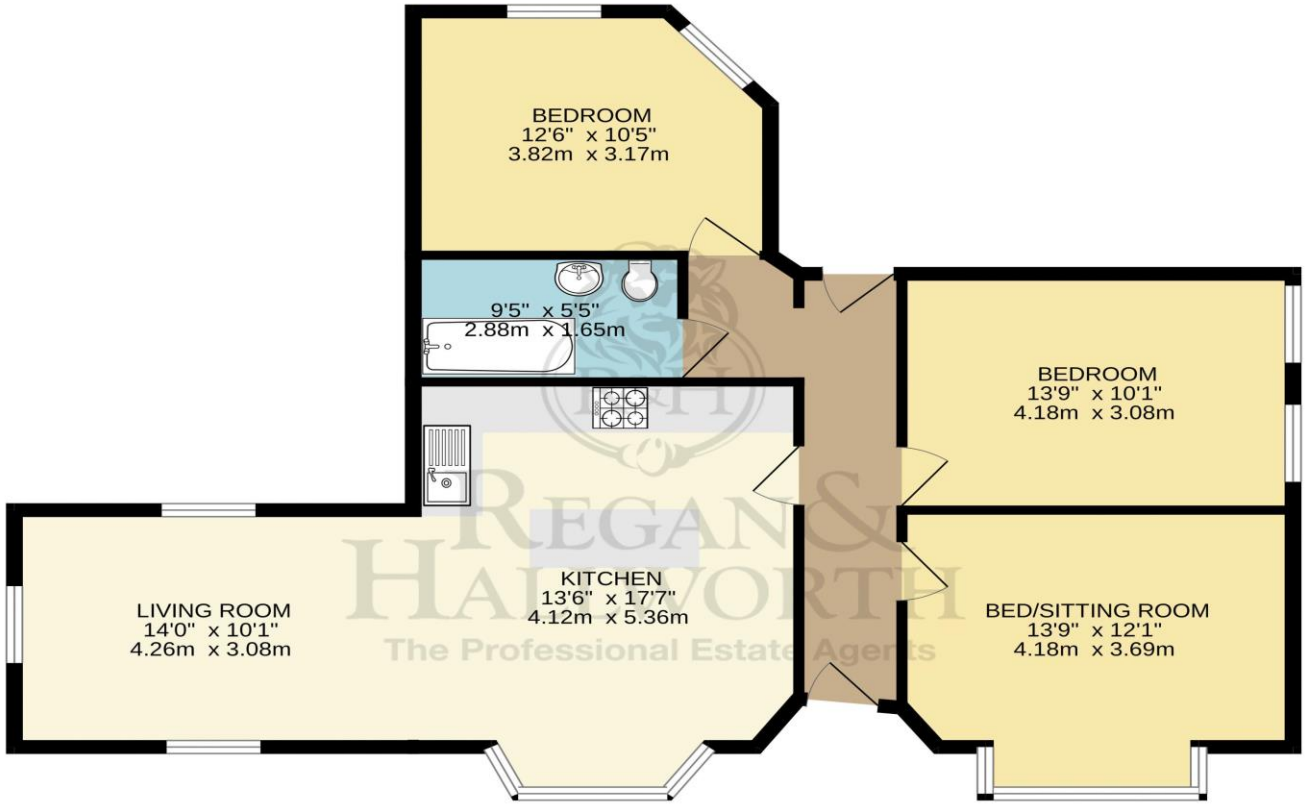




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GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



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TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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