



**86A, Ormskirk Road, Upholland, WN8 0AQ**

Offers Over £235,000

*David  
Davies* **D** *Collection*



## 86A, Ormskirk Road, Upholland, WN8 0AQ

- EPC: D
- Council Tax Band: B
- Tenure: Leasehold
- Three Bedroom Semi Detached
- Fully Rewired
- Kitchen Diner
- Bifold Doors
- Recently Installed Boiler & Windows
- Completely Renovated
- Driveway For Five Cars

David Davies Sales & Lettings are delighted to welcome to market this stunning three bedroom semi detached property which offers spacious living accommodation throughout.

The property has recently been taken completely back to brick and undergone a full renovation throughout, making this the perfect property for a buyer to move straight into without the need to worry. The combi boiler installed in 2021 is still under warranty, there are brand new UPVC double glazed windows throughout the property with blinds made to measure. Additionally, there has been a full rewire carried out meaning all electrics are up to a high standard and meet new regulations.

The ground floor briefly comprises; Entrance hallway, stylish living room with panelled walls, L-shaped kitchen diner with the potential to be fully extended out. The kitchen diner is ultra modern, completed to a high standard, it is lit up throughout by spotlights and has the additional wow factor with the bifold doors opening out on to the rear garden.

To the first floor are three bedrooms, two of which are easy doubles and the master enjoys the benefit of stunning panel styled built in wardrobes. The modern three piece family bathroom completes the floor with shower over bath.

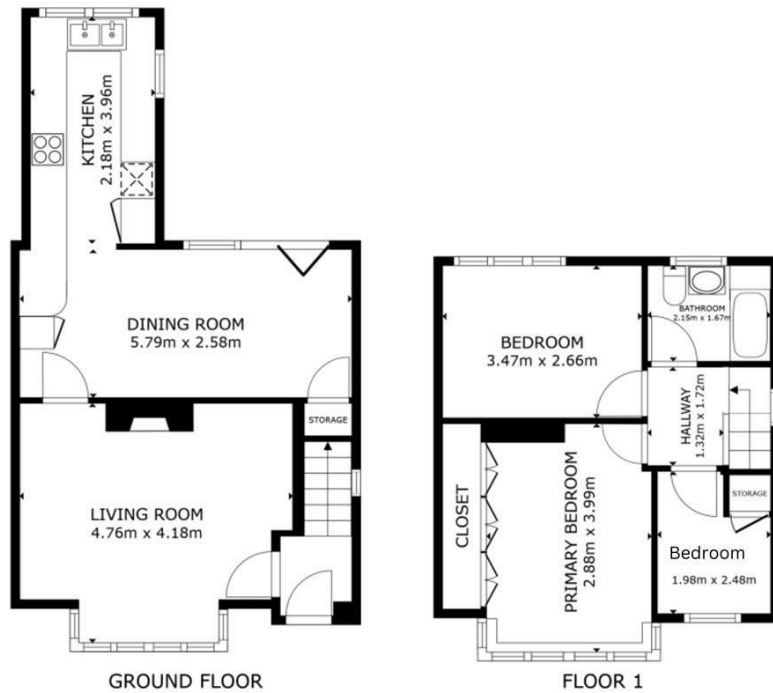
To the front of the property is a spacious front garden with stones laid currently. There is a long driveway also which means the family fleet will easily fit on the front with space for five cars.

To the rear of the property is a detached garage, perfect for all your storage needs. The decking area provides the perfect space to host family and friends with the bifold doors really opening the property up.

Beautifully set back on the ever popular Ormskirk Road, the property resides in the historic village of Upholland and offers close access to local shops and amenities, transport links to the M58 & M6 motorways, and Ashurst Beacon Country Park.







**David Davies**

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*David Paul Davies*

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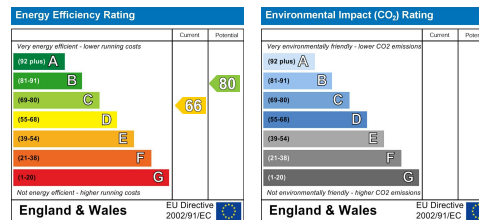
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