



Located in Upholland and handy for a popular school this terraced house does require some updating presents an excellent opportunity to improve and make a wonderful family home. The property boasts a spacious entrance hall, well-proportioned reception room, dining kitchen and two double bedrooms and bathroom.

Highgate Road is situated in a pleasant area, with local amenities and transport links within easy reach, making it a practical choice for those commuting or seeking nearby conveniences.

This property is a must-see for anyone looking to settle in this lovely part of Upholland. Don't miss the chance to make this house your home.

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.



11 Highgate Road, Lancashire WN8 0HX

Entrance Hall  
The spacious entrance hall has stairs to the first floor.

Lounge  
18'1 x 12'3 narrowing to 8'8 (5.51m x 3.73m narrowing to 2.64m)  
The duel aspect lounge has benefit of double glazed French doors out to the raised decked patio. Laminate flooring.



Bedroom 2  
11'5 x 10' (3.48m x 3.05m)  
A rear facing double bedroom

Dining Kitchen  
11'4 x 9'11 (3.45m x 3.02m)  
With a range of base and with units with worktops and incorporating a single drainer sink and electric cooker point. Part tiled walls and laminate flooring fitted.



FIRST FLOOR

Landing  
A spacious landing with benefit of double glazed window to the front elevation.

Bedroom 1  
12'4 x 11'5 (3.76m x 3.48m)  
A rear facing double bedroom.



Gardens

Gardens to the front and rear. Secure access to the rear garden

