



# HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



## 88, Denholme, Upholland, WN8 0AU Offers in the Region Of £200,000

- Three bed semi detached
- Modern gloss finish kitchen
- Ground floor shower room and utility
- UPVC conservatory
- Block paved driveway
- Viewing recommended



## 88, Denholme, Upholland, WN8 0AU

This three bedroomed semi-detached property is located on a popular estate conveniently located for access to local amenities and the M58. The well proportioned accommodation provides spacious living accommodation, modern kitchen with integrated appliances, conservatory, driveway parking for numerous vehicles and enclosed garden to the rear.

### Accommodation

#### Ground floor

##### **Entrance hall**

##### **Through lounge 21' 2" x 10' 6" (6.44m x 3.19m)**

With sliding doors leading to the conservatory.

##### **Conservatory 9' 6" x 8' 9" (2.90m x 2.66m)**

##### **Kitchen 14' 0" x 9' 1" (4.27m x 2.78m)**

Fitted with a range of modern grey gloss units fitted with integrated gas hob, electric oven, microwave and fridge/freezer.

##### **Utility room 8' 8" x 6' 4" (2.63m x 1.94m)**

Fitted with cupboards coordinated with the kitchen.

##### **Shower room 6' 2" x 5' 9" (1.89m x 1.74m)**

Fitted with a walk in mains shower fed shower.

#### First floor

##### **Bedroom One 12' 7" x 9' 11" (3.83m x 3.01m)**

##### **Bedroom Two 12' 6" x 8' 5" (3.82m x 2.56m)**

##### **Bedroom Three 9' 2" x 8' 6" (2.80m x 2.58m)**

##### **Bathroom 8' 3" x 6' 3" (2.52m x 1.91m)**

Fitted with a P shaped bath with a mains shower over, W.C and basin.

#### **Externally**

The property has a block paved driveway to the front with parking for numerous vehicles. To the rear is an enclosed garden.

#### **Tenure**

The tenure is understood to be freehold.

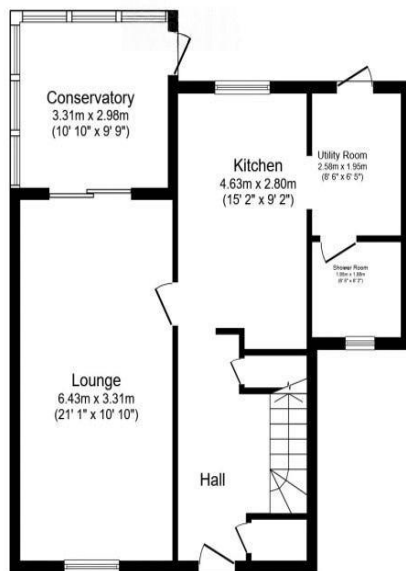
#### **Services**

All mains services are available and connected. Gas central heating is provided by an Ideal combi boiler located in the shower room. Services and service installations have not been inspected or tested.

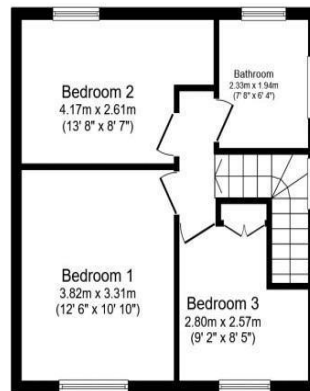
#### **Disclaimer**

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.





**Ground Floor**



**First Floor**

Total floor area 106.1 m<sup>2</sup> (1,142 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)





# Energy performance certificate (EPC)

88 Denholme  
SKELMERSDALE  
WN8 0AU

Energy rating

C

Valid until:

27 October 2035

Certificate number:

2635-2020-7509-0288-6226

Property type

Semi-detached house

Total floor area

94 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		