

FOR SALE

79, Denholme, Upholland, WN8 0AX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



79, Denholme, Upholland, WN8 0AX

Spacious family home occupying superb overall plot with ample space to extend.



- Beautiful detached family home
- Quiet cul-de-sac position
- Ample space to extend
- Available chain free
- 4 bedrooms / 2 reception rooms
- Generous overall plot
- Perfect family home
- 1320 SQFT

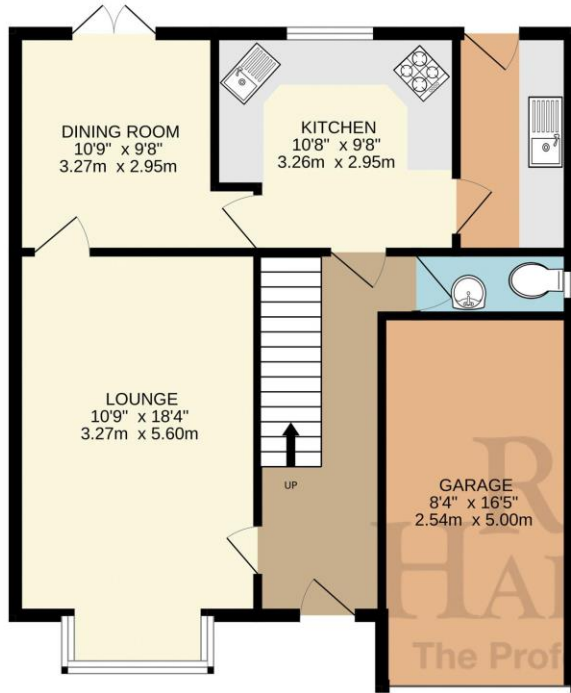
Enviably positioned at the very top of Denholme, a highly desirable & quiet little cul-de-sac where houses seldom come on the open market & occupying a particularly generous plot with room to extend, should clients wish - this superb detached family home totals a sizeable 1320 square feet of living space that would be perfect for any growing families in need of more room. Internally the property is set across two floors & in brief comprises; a main entrance hallway with wc / cloaks, generous front lounge, a rear dining room which leads into a modern fitted kitchen (which has the potential here to be knocked through, creating a more contemporary open plan design). The kitchen itself is finished with a range of integrated appliances, plus there is also a useful utility room. Upstairs, there are four good sized bedrooms with fitted units to every bedroom, with the master boasting a superb contemporary en-suite. There is also a principal family bathroom suite.

Externally, the private rear garden here is another key feature of the home; boasting a patio area for sitting out, the garden faces just off west and enjoys lots of late summer sun. There is ample room to extend the full width here, without compromising on outdoor area too. To the front is a large driveway which provides ample off road parking & leads through to the integral garage. Locally, the home is within easy reach of the area's highly acclaimed schools, plus numerous amenities, shops and a short drive to the M58 motorway. Early viewings are highly recommended on this superb family home. No chain delay. Council Tax Band D. FREEHOLD.

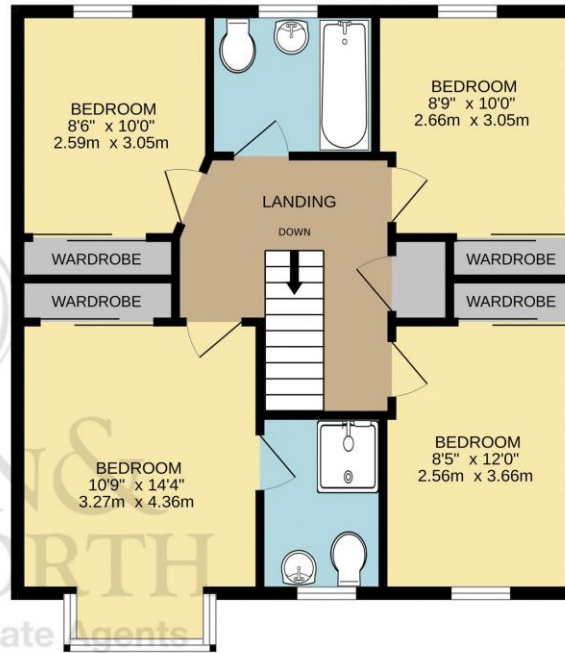




GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



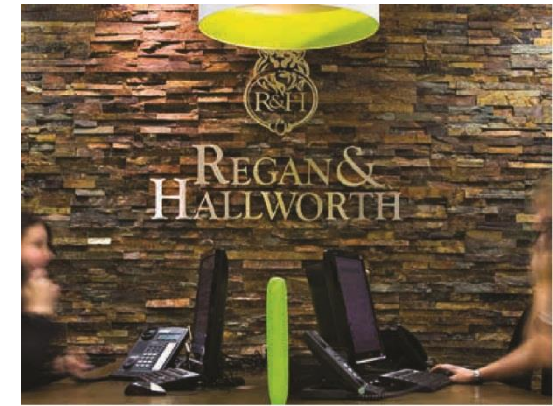
1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



DENHOLME, UPHOLLAND

TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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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