

**FOR SALE**

32, Rivington Drive, Upholland, WN8 0HB

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





## 32, Rivington Drive, Upholland , WN8 0HB

Recently renovated two bed TRUE BUNGALOW located on a quiet cul-de-sac in Upholland.



- Newly renovated semi-detached bungalow
- Excellent sized open plan receptions
- Stunning fitted kitchen with breakfast bar
- Two large double bedrooms
- Modern fitted bathroom / shower
- Landscaped gardens / driveway / garage
- SOLD WITH NO ONWARD CHAIN
- 795 SQ. FT.

This is a FANTASTIC OPPORTUNITY to purchase a newly, fully renovated two bed semi-detached TRUE BUNGALOW located in the ever-popular semi-rural village of Upholland. Now sold with NO ONWARD CHAIN, Rivington Drive is tucked away in a quiet little cul-de-sac boasting excellent access to a range of local amenities, schools, public transport links, countryside walks and is just a short drive to several major motorway networks. Internally this deceptively spacious property has been finished to the highest of standards throughout along with new electrics and a new central heating system powered by a modern combi boiler. Internally the immaculately presented accommodation briefly comprises of entrance hallway, large master double bedroom located to the front with fitted wardrobes, second double bedroom to the left which could be easily used as another reception room if needed. There is a stunning centrally located family bathroom comprising of wc, sink unit and then a large walk-in shower. At the rear of the property is the amazing open plan living / dining / kitchen space. The modern fitted kitchen boasts a range of wall, base and drawer units along with cooker and breakfast bar, there is space for a dining table and then a spacious formal lounge area with double patio doors leading out onto the landscaped gardens. Externally to the front there is a low maintenance flagged garden area with long driveway to the side leading to a detached garage which has the added benefit of light/power, hot/cold water, plumbed in for washing machine. The rear gardens have been tastefully landscaped with faux grass and private patio area, access into the garage is gained from the side. Internal inspection is highly recommended to truly appreciate the deceptive size, its outstanding finish and amazing location.



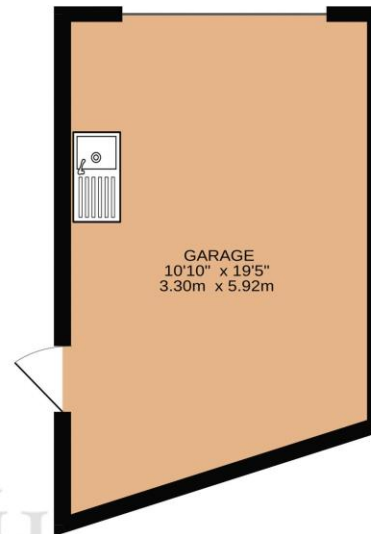




GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



GARAGE  
189 sq.ft. (17.6 sq.m.) approx.

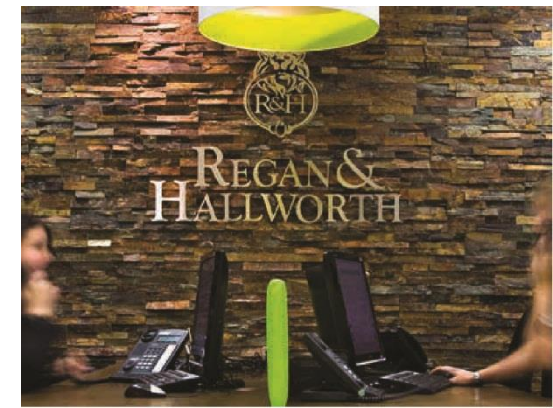


TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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