

FOR SALE

3, Fieldview, Upholland , WN8 0BG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



3, Fieldview, Upholland , WN8 0BG

Excellent four bed detached family home located on a quiet cul-de-sac in Upholland.



- Spacious and modern detached home
- Modern fitted kitchen with utility
- Family bathroom and en-suite
- Close to schools and amenities
- Superb sized reception rooms
- Four good sized bedrooms
- Large gardens and driveway
- 1305 SQ. FT.

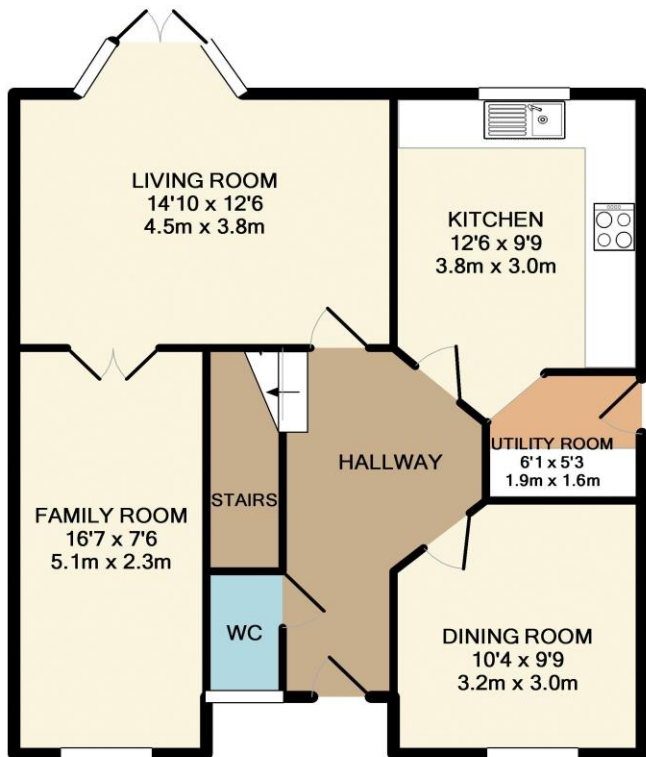
Now available for sale and located in the ever popular area of Upholland, set on a desirable cul-de-sac is this superb detached family home. This offers great value for money and occupies a lovely plot on a highly sought after residential estate, with lovely country walks and Ashurt Beacon Country Park only a stone's throw away. Upholland itself has many local amenities including shops, schools and a Post Office with the motorway only a short drive away thus providing easy access to Manchester and Liverpool and making it the ideal home for young families.

Internally the contemporary living space totalling in excess of 1300 SQ.FT. affording a family four bedrooms, 2 reception rooms & a playroom for the children or study/snug for the adults. Briefly the property comprises of: entrance hallway, ground floor cloaks/WC, good sized lounge with feature fireplace & french doors out to the rear garden, separate dining room, play room/study and a stunning fitted kitchen with breakfast bar and useful separate utility room. To the first floor there are four good sized bedrooms off a nice landing, a family bathroom and an ensuite shower room off the master. Both bathrooms have been updated in recent years and feature contemporary white suites and modern tiling.

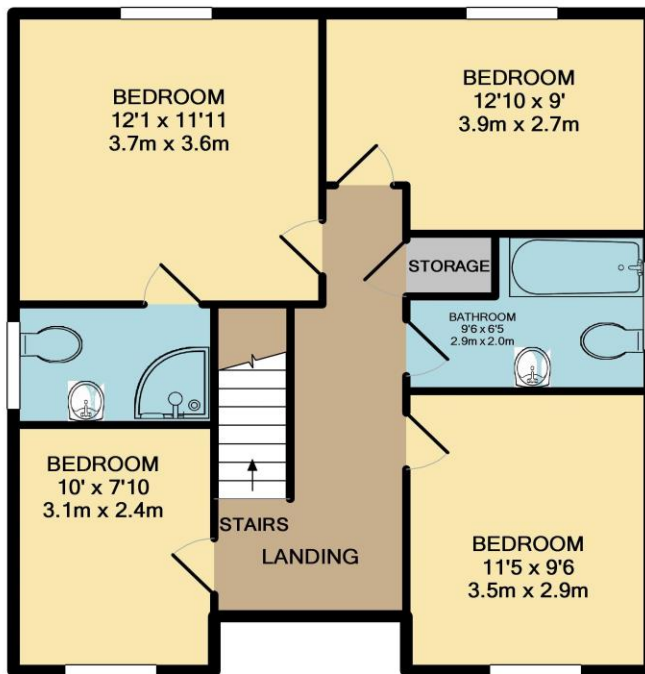
Externally there are well maintained gardens to the front and rear elevations with a large driveway providing ample off road parking. The rear garden is larger than average, is south facing thus benefiting from sun all day long and has an attractive decked patio area. Viewing is essential to appreciate this stunning family home.







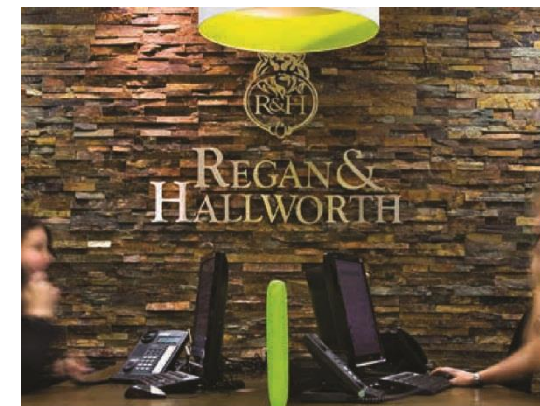
GROUND FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1305 SQ.FT. (121.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2015



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com