

FOR SALE

6, Devon Avenue, Upholland, WN8 0DQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



6, Devon Avenue, Upholland , WN8 0DQ

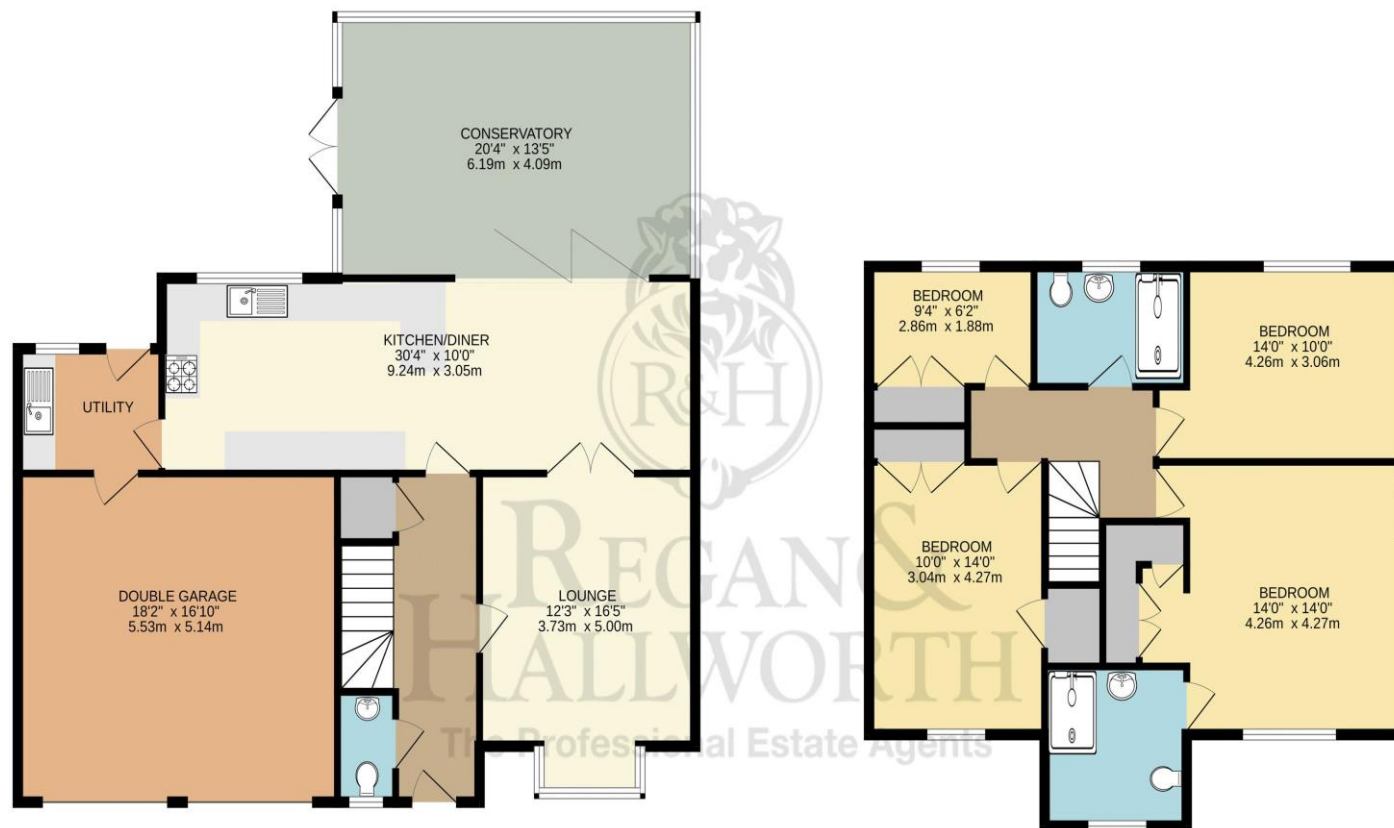
Truly stunning four bed detached family home sat on a large corner plot in Upholland.



- Outstanding detached family home
- Modern open plan kitchen dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Four good sized bedrooms
- Large gardens / driveway / garage
- 2022 SQ. FT.

This is a fantastic opportunity to purchase a truly stunning, detached family home situated on a large corner plot on a popular development in Upholland. Devon Avenue has been finished to an amazing standard throughout offering a very modern and contemporary feel of accommodation set over two floors. Given the properties proximity to local amenities, schools, public transport links, motorway networks and amazing country walks, this would be an ideal home for the growing family. Internally this extended home now boasts just over 2000 square feet, briefly comprising of entrance hallway, spacious formal lounge / sitting room located to the front, cloak room wc, 30-foot-long open planned kitchen / dining / family room to the rear with the kitchen boasting a range of wall, base and drawer units along with integral appliances and utility room. Bi-folding doors lead from the dining area into a beautiful conservatory which has double doors leading out onto the gardens. Up on the first floor the centrally located and spacious landing opens to give access to a large master double bedroom located to the front with modern en-suite shower room and built in wardrobes, second double bedroom to the side with wardrobes, third double bedroom to the rear, modern fitted family bathroom with shower and then a fourth good sized single bedroom with fitted wardrobes. Externally and to the front Devon Avenue boasts a well-maintained garden with lawn and large driveway for at least four cars leading to the double integral garage. To the rear there is a superb, private and enclosed garden with lawn and patio area along with mature plants and shrubs. Internal inspection of this amazing home is highly recommended to truly appreciate the fantastic finish, size of accommodation and excellent location.



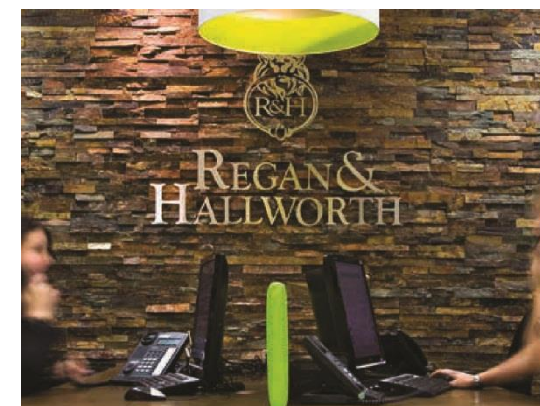


TOTAL FLOOR AREA : 2022 sq.ft. (187.8 sq.m.) approx.

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.
Made with Metropix ©2023



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.



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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com