

FOR SALE

8, Bridgehall Drive, Upholland , WN8 0HF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



8, Bridgehall Drive, Upholland , WN8 0HF

Excellent two bed semi-detached dorma bungalow located in the heart of Upholland.



- Semi-detached dorma bungalow
- Fitted kitchen with cooker
- Family bathroom / shower over bath
- NO ONWARD CHAIN
- Great sized reception room
- Two good sized double bedrooms
- Large gardens / driveway / garage
- 1101 SQ. FT.

This is an exciting opportunity to purchase a two bed, semi-detached dorma style bungalow located in the ever-popular village of Upholland. Bridgehall Drive is now offered for sale with NO ONWARD CHAIN making this an ideal property for someone looking for a chain free sale. The property offers excellent access to a range of local amenities, public transport links, schools and is just a short drive to several major motorway networks.

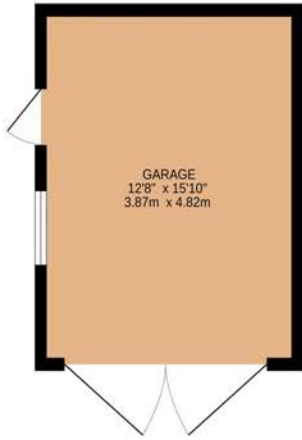
This outstanding home is sat on a large plot and has great potential to extend to the side and rear all subject to approved planning. Internally the accommodation briefly comprises of entrance hallway, spacious formal lounge / sitting room located to the front of the property, large understairs store cupboard, fitted kitchen and a large double bedroom located to the rear of the property. Up on the first floor the landing area opens to give access to the family bathroom comprising of wc, sink unit and bath with shower over and a large second double bedroom. A door to the rear of this bedroom leads into a large office / dressing room to two large storage areas to either side in the eaves.

Externally the property has a mature garden to the front with lawn whilst a driveway leads down the side and gives access to a detached garage. To the rear there is a private garden with lawn and patio area. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding potential and amazing location.





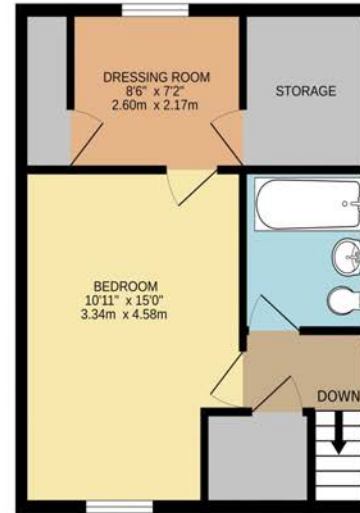
GARAGE
201 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



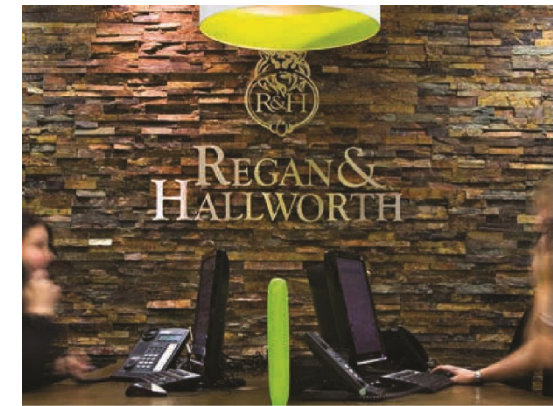
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TOTAL FLOOR AREA : 1101 sq.ft. (102.2 sq.m.) approx.

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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