

FOR SALE

38, Miners View, Upholland, WN8 0AZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



38, Miners View, Upholland, WN8 0AZ

Superb detached family home totalling a sizeable 1415 SQFT of living space.



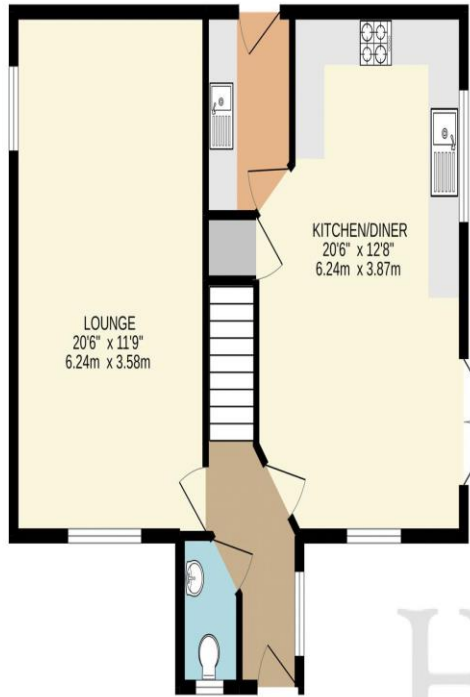
- Stunning double-fronted detached
- Impeccable presentation throughout
- Open plan kitchen diner
- Sunny westerly facing aspect
- 4 bedrooms / 1 reception room
- Quiet, modern cul-de-sac development
- Generous plot
- 1415 SQFT

Boasting a high quality, stylish interiors set across 1415 square feet of living space - this eye-catching, double-fronted detached family home simply must be viewed to be fully appreciated & early viewings are highly recommended. Built approx 6 years ago and therefore benefiting from a further 4 years of its NHBC building guarantee - this exceptionally well presented 4 bed home boasts light and spacious interiors that our clients have recently enhanced with fresh contemporary redecoration throughout plus upgraded floorings & smart oak doors resulting in a home that still retains its new-build feel. Positioned on a smart new development in the popular area of Upholland, the property itself is tucked away on the corner of a small cul-de-sac section of the garden which is notably private. Internally, the home in brief comprises; a hallway with cloaks / WC, a main front lounge plus the stunning open plan kitchen diner. The kitchen itself is one of the real highlights of the property - open plan, contemporary and family friendly, with French doors accessing the garden & a range of integrated appliances plus a stunning polished porcelain floor. Beyond the kitchen is a useful utility room. Upstairs, the home provides four bedrooms, one of which is currently used as a smart dressing room with fitted furniture. There is a superb en-suite to the master bedroom plus an immaculate bathroom suite with modern shower. Externally, the home sits on a generous overall plot, with the garden enjoying a sunny, westerly aspect & lots of late sun, plus a decked patio area. The plot also extends to the other side, offering the possibility of adding another driveway / extending (subject to planning). There is also a large driveway providing ample off road parking & leading to the garage (which itself could be converted as it could have access directly into the garden). Upholland itself boasts some lovely countryside right on its doorstep, yet it is easily accessible to many of the areas larger towns and cities including St Helens and Liverpool, plus Wigan & Manchester. The development is within close proximity to junction 5 of the M58 and within walking distance to Pimbo train station making commuting into Manchester and Liverpool very accessible. Early viewings are highly recommended. FREEHOLD. Council Tax Band E.

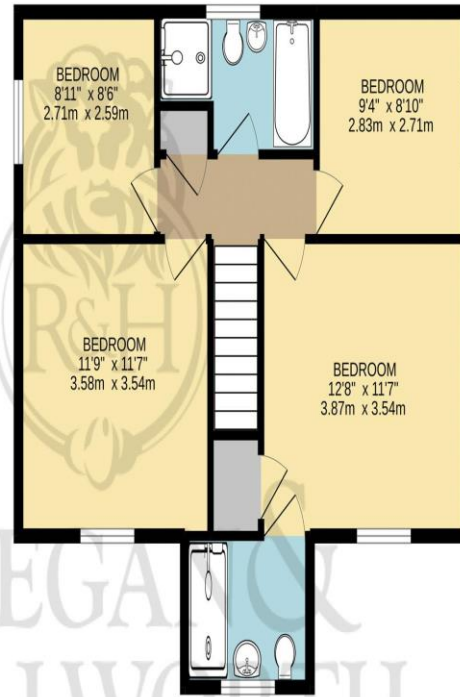




GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.

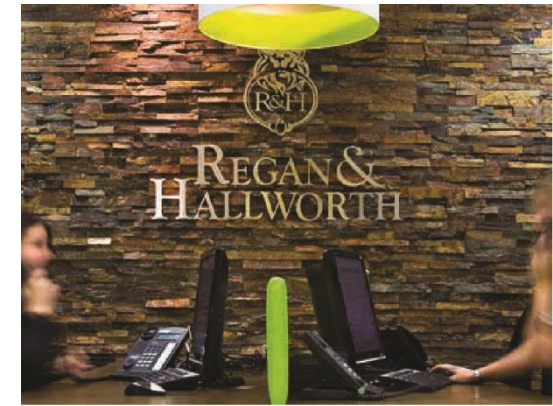


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TOTAL FLOOR AREA : 1415 sq.ft. (131.5 sq.m.) approx.

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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