

FOR SALE

19, Hallbridge Gardens, Upholland, WN8 0EP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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A impressive four bed detached home boasting south facing gardens & lovely open views to

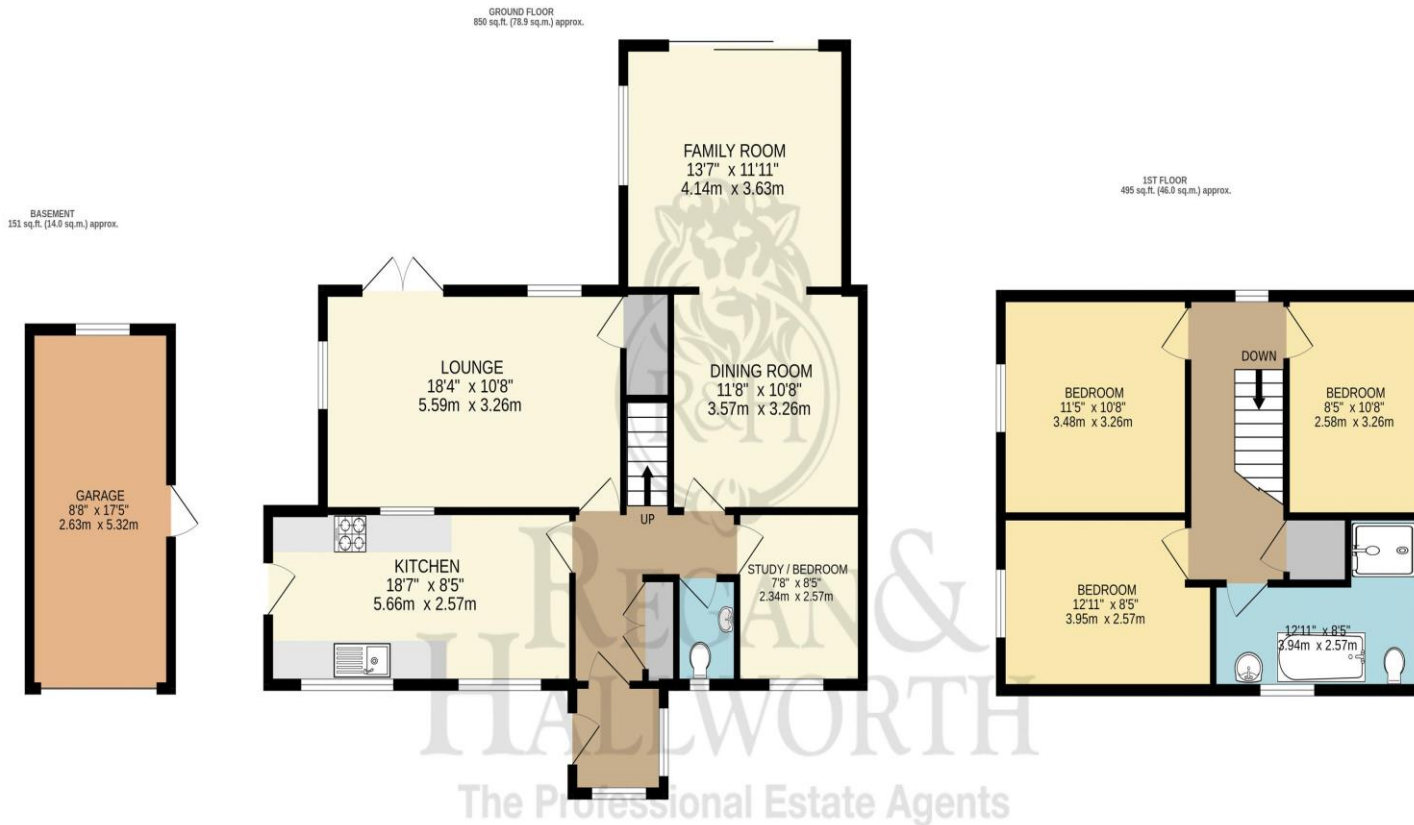


- Extended four bed detached home
- Impressive south facing garden
- Lovely location with open views
- Close to Upholland village amenities
- Expansive ground floor living
- Brimming with potential & no chain
- Gas central heating & double glazing
- 1496 SQ.FT. / Freehold

Enviably located on the highly prized Hallbridge Gardens & boasting what is undoubtedly one of the best plots and positions on the whole estate - this hugely impressive family home enjoys lovely expansive gardens to the rear with open views and sunny south-westerly aspect. Featuring a ground floor brick built extension, a garage plus a dormer extension upstairs this distinctive home offers an impressive 1,496 square feet of living space that must be viewed to be fully appreciated. Additionally, because of the size and privacy of the plot there is potential for further extensions to the side and rear, providing even more room for customisation and expansion. Internally the home is well-maintained throughout and offers ground floor living space which is particularly impressive and much larger than you typically find in modern houses. There are two good sized reception rooms, a family room incorporated into the extension, a 4th bedroom/study, extended open plan kitchen diner and a cloakroom/WC. Upstairs there are three good sized double bedrooms and a substantial family bathroom with due to being extended, if a client prefers, is big enough to split into two separate bathrooms for a more family friendly layout. Outside the plot is particularly impressive. Set at the end of a quiet cul-de-sac it sits on a corner plot with a generous double driveway leading to a garage to the front whilst the rear garden widens out and backs directly onto fields with lovely panoramic views enjoying south to west aspects. Hallbridge Gardens is located right in the heart of of Upholland Village, close to numerous amenities including Beacon Country Park, excellent transport links and locally acclaimed schools. Available with the added benefit of no chain delay the house is further enhanced with gas central heating and double glazing.

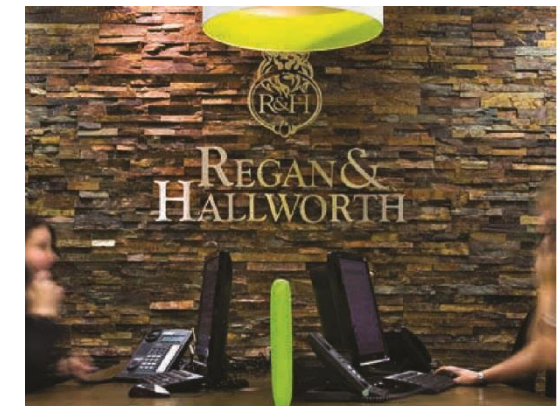






TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

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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