

**FOR SALE**

3, Grasmere Avenue, Upholland, WN8 0HW

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



### 3, Grasmere Avenue, Upholland, WN8 0HW

Recently renovated three bed detached family home located on a cul-de-sac in Upholland.



- Large detached family home
- Great sized reception rooms
- Three double bedrooms
- Extremely large gardens / driveway
- Recently renovated throughout
- Modern kitchen / breakfast room
- Modern fitted family shower room
- 1113 SQ. FT.

Now available for sale and located at the head of a quiet cul-de-sac along one of the most sought-after streets in Upholland is this deceptively spacious detached property. Grasmere Avenue is a stunning example of a detached family home which has recently been refurbished including a new kitchen and stunning family bathroom. Internally the property has been impeccably finished throughout offering spacious accommodation set over two floors and one of the largest gardens on the street. Grasmere Avenue boasts easy access to a range of local amenities, schools, stunning walks and is just a short drive to several major motorway networks. The accommodation briefly comprises of impressive entrance hallway, superb sized dining room located to the front of the house which is open planned to a lovely formal lounge / sitting room with doors leading out into a large conservatory. There is a modern fitted kitchen / breakfast room offering a range of wall, base, and drawer units along with cooker and hob, inner hallway, and cloak room wc. Up on the first floor the centrally located landing area gives access to a large master double bedroom with built in wardrobes, second large double bedroom to the front, stunning family shower room with large walk-in shower unit and then a third smaller double bedroom to the rear. Externally the current owners have blocked paved the front which now offers off road parking for three cars. To the rear there is an extremely large and very mature garden boasting lawn and patio areas along with a wide range of mature plants, shrubs, and trees. Internal inspection is highly recommended to fully appreciate the deceptive size, outstanding finish and superb location.

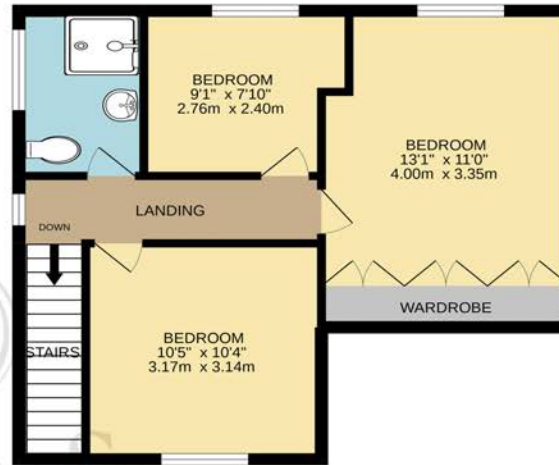




GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.

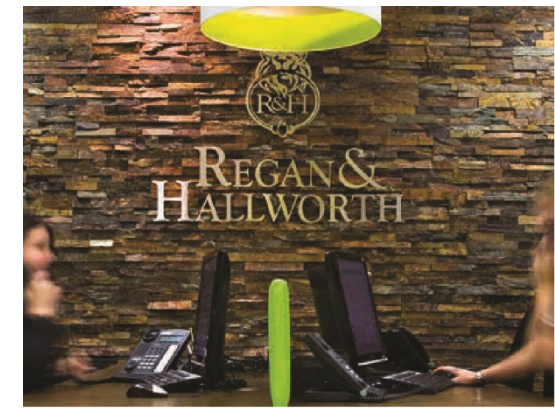


1ST FLOOR  
452 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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