

FOR SALE

25, Rivington Drive, Upholland, WN8 0HB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



25, Rivington Drive, Upholland , WN8 0HB

Excellent semi-detached bungalow located in the heart of Upholland village with stunning views.

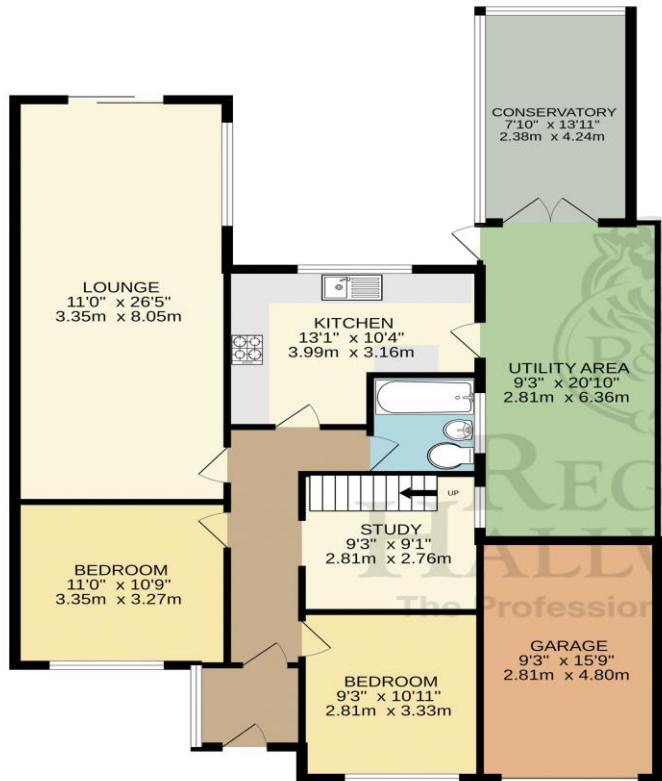


- Exceptional semi-detached dormer bungalow
- Spacious and versatile accommodation
- Modern fitted kitchen with utility area
- Family bathroom / shower over bath
- Three good sized double bedrooms
- Large gardens / driveway / garage
- SOLD WITH NO ONWARD CHAIN
- 1463 SQ. FT.

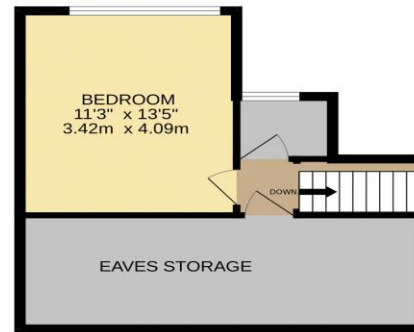
This is an exciting opportunity to purchase a truly stunning three bed semi-detached bungalow located in the ever-popular area of Upholland which is offered for sale with NO ONWARD CHAIN. Rivington Avenue is set on one of the largest plots with truly breath taking open views towards Rivington and the large rear gardens. The property sits close to a range of local amenities, outstanding schools for all ages, public transport links and is just a short drive to several major motorway networks. Internally the property has been finished to a good standard throughout and boasts just over 1400 square feet on contemporary and versatile accommodation set over two floors. In brief the property offers storm porch to the front, inner hallway, two good sized double bedrooms located to the front of the property, large 26 feet long lounge / sitting room located to the rear with stunning views, modern fitted kitchen offering a range of wall, base and drawer units, family bathroom with shower over bath then a large covered utility area which then opens to a large conservatory overlooking the gardens. There is a study which is in the middle of the property that gives access to the first floor where the third double bedroom is situated along with lots of storage in the eaves. Externally Rivington Avenue is set back from the road with a low maintenance garden to the front with driveway to the side giving access to the integral garage. To the rear there is an extremely large, private and enclosed garden with large, raised patio area with outstanding views over towards Rivington then a large lawn surrounded by mature plants, trees and shrubs. Internal inspection is highly recommended to truly appreciate the deceptive size, versatile accommodation and outstanding location of this superb family home.



GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.

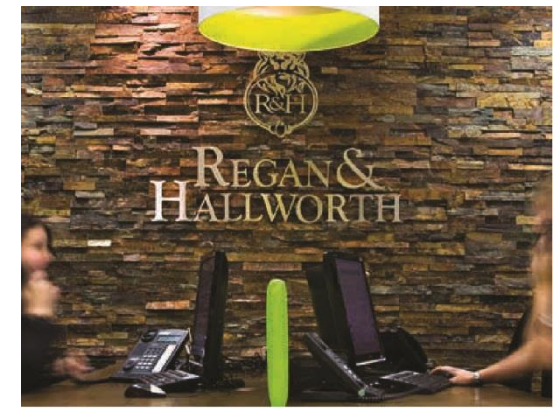


1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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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