

FOR SALE

46, Mayfield Road, Upholland, WN8 0HZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



46, Mayfield Road, Upholland, WN8 0HZ

Stunning mid townhouse presented to the highest of standards throughout.



- Stunning mid townhouse
- Impeccably presented throughout
- Modern fitted kitchen and bathroom
- Spacious rear garden
- 2 bedrooms / 1 reception room
- Generous amount of floorspace
- Quiet residential setting
- 836 SQFT

Located just off Mill Lane in Upholland, close to schools, amenities and on the edge of the stunning Beacon Country Park, a picturesque nature reserve boasting over 300 acres of fields, meadows and countryside walks - this very generously sized mid townhouse provides a sizeable 836 square feet of impeccably presented living space that has been significantly enhanced by the current owners. Properties here seldom come on the market & when they do they tend to be very popular with young professionals and first time buyers, so early viewings are highly encouraged.

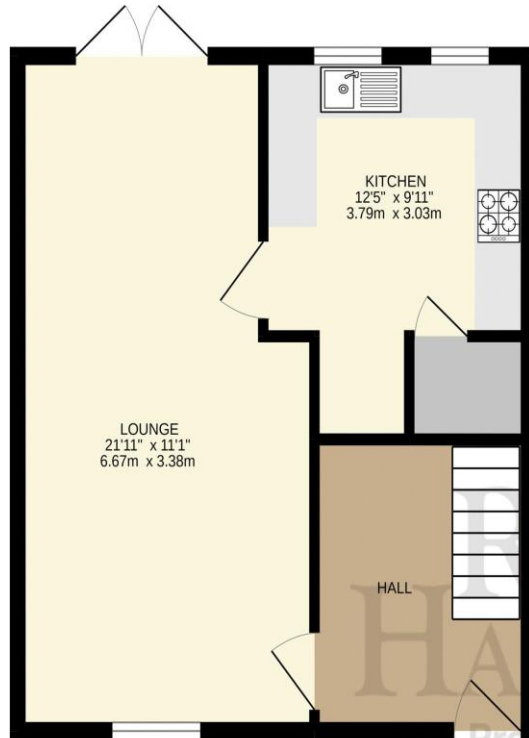
Bought just 3 years ago, the property has benefited from numerous enhancement including; complete replastering and redecoration throughout, newly laid floorings, plus all new windows and doors, resulting in a light contemporary & chic living space that would be ideal for any first time buyers seeking a turn-key property they can simply move straight into. In brief the home comprises; a large welcoming hallway, a generous 21ft through lounge with French Doors that lead out onto the garden plus a smart fitted kitchen. Upstairs the two generously sized bedrooms with a small office space / potential wardrobe off the master & quality fitted furniture to bed 2, plus a stunning & particularly large family bathroom suite.

Externally, the home benefits from a sizeable landscaped plot with a pleasant aspect at the rear. The garden boasts stocked borders plus a raised decking area for sitting out, plus with the garden facing just off west, the rear enjoys lots of late summer sun. Viewings are essential on this superb starter home.

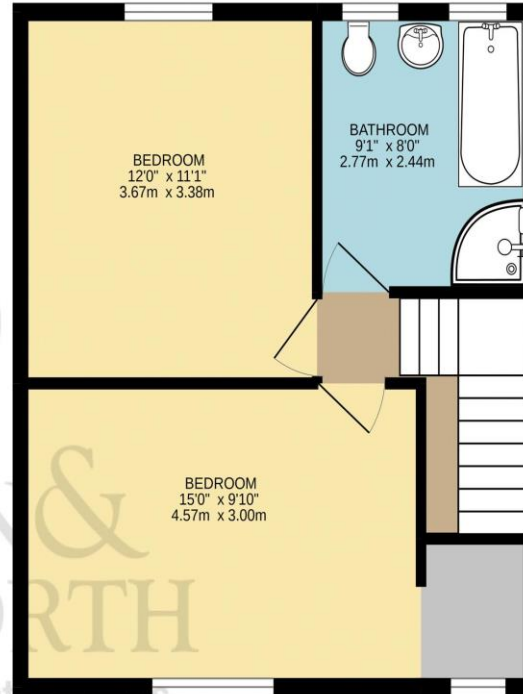




GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



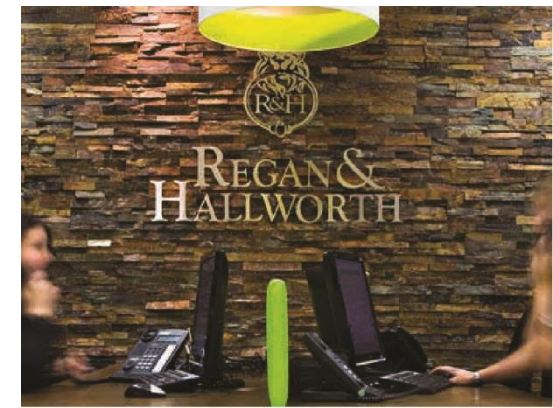
TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com