

FOR SALE

117, Alma Hill, Upholland, WN8 0NR

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

 ESTD
1996



117, Alma Hill, Upholland, WN8 0NR

Impressive detached bungalow with south facing 0.65 acre plot & potential to develop.

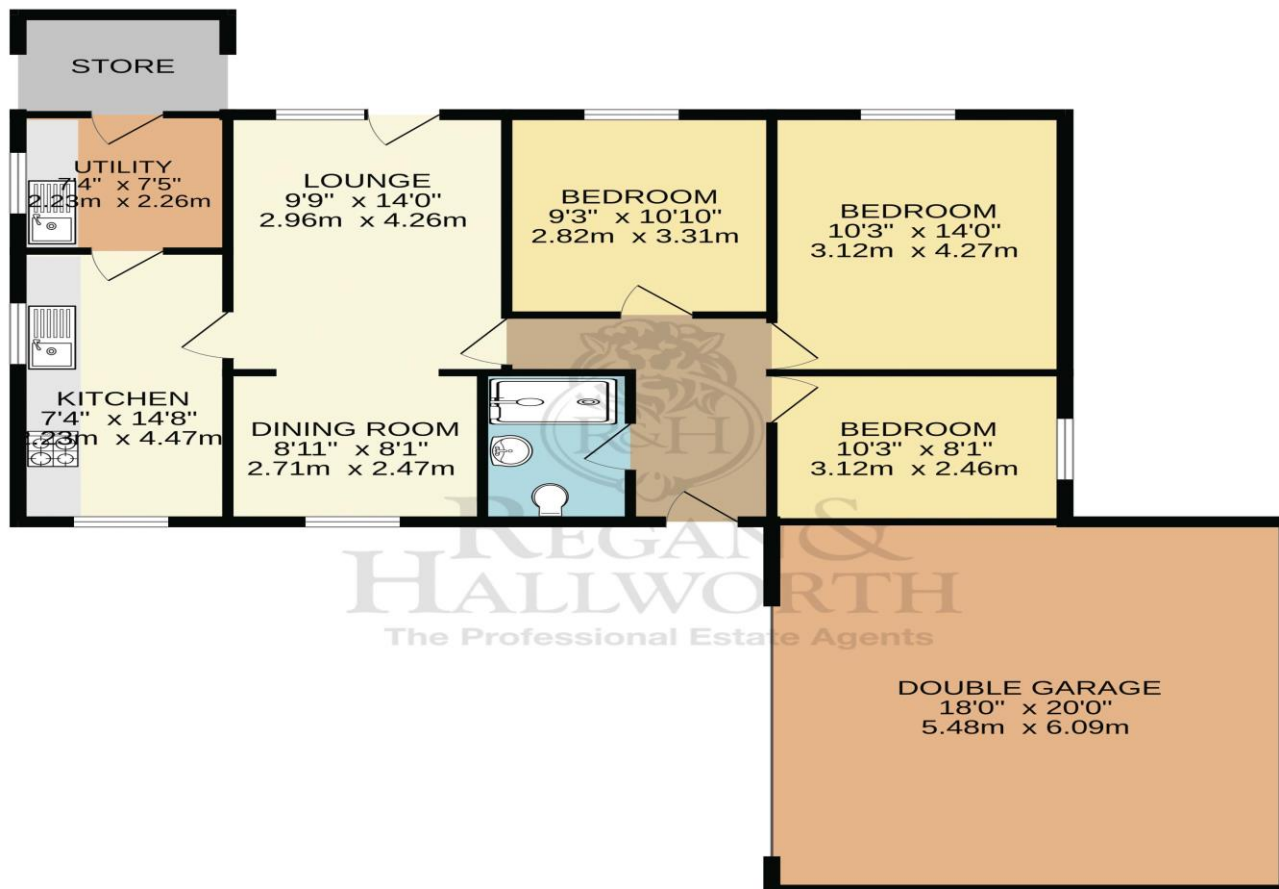


- Large detached true bungalow
- Quiet, secluded setting
- Previous planning permission
- 0.65 acre plot
- 3 bedrooms / 1 reception room
- Substantial & private gardens
- Planning link - 2020/0118/FUL
- 1205 SQFT

Enviably tucked away in a secluded, little-known position in the Historic village of Upholland & occupying a substantial, south facing & private plot that extends to 0.65 acre in size - this impressive & individually built detached true bungalow provides a generous 1205 square feet (including the large double garage) of well planned living space that would be ideal for a wide range of clients, from any retired buyers seeking the convenience of one floor living, or because of the superb plans our clients have had drawn up, any purchasers seeking a property they can develop and make their own. Our clients have previously obtained full planning permission to essentially rebuild the house (the planning ran out 12 months ago, but could easily be reinstated) & create an inspiring, unique & very contemporary luxury home that would set it apart from anything else in the area. (PLANNING LINK - 2020/0118/FUL) The stunning architect plans boasts a striking feature zinc clad design & would more than double the home's total floorspace, creating a second floor & four bedrooms. Internally the bungalow itself in brief comprises; a main entrance hallway, large lounge & dining area, a fitted kitchen with utility & store, a principal shower room plus three good sized bedrooms. Externally the bungalow is tucked right in the corner of a private driveway & the plot extends to the front & the rear - with the rear garden being south facing, mature and very private. There is an additional parcel of land to the rear too, which (subject to planning) has the potential to be a second building plot. To the front is ample off road parking via the spacious driveway & access to a large double garage for additional storage. Early viewings are highly recommended on this spacious detached bungalow. FREEHOLD.







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TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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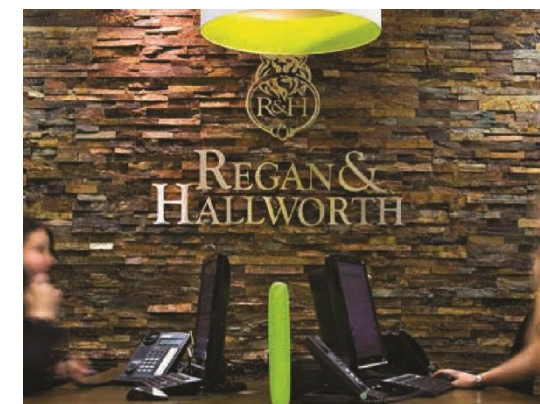
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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