

**FOR SALE**

31, Wellcross Road, Upholland, WN8 0NU

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

ESTD  
1996





## 31, Wellcross Road, Upholland, WN8 0NU

*Exceptional, full renovated bungalow offering 1064 SQFT & wonderful open views to the front.*



- Exceptional semi-detached home
- Elegant, high spec finish throughout
- Stunning kitchen extension
- Peaceful semi-rural setting
- 3 bedrooms / 1 reception room
- Wonderful open views to the front
- Prominent corner plot position
- 1064 SQFT

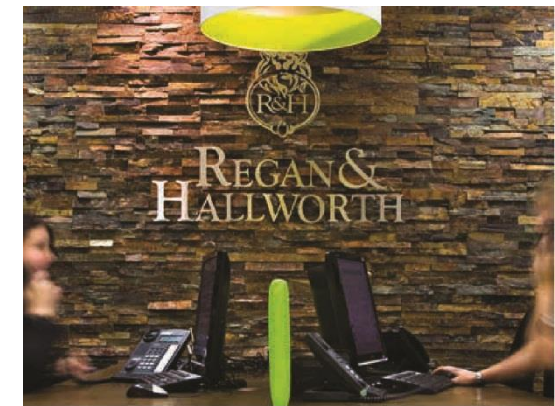
Enjoying a prominent semi-rural position overlooking rolling countryside to the front whilst resting within a lovely corner plot - this exceptionally presented semi-detached bungalow is unlike anything else on the market right now. Enviously positioned on the highly coveted Wellcross Road, in the beautiful, historic village of Upholland, the property itself offers a very flexible & sizeable 1064 square feet, making it suitable for not just clients seeking a bungalow, but also for any families in need of lots of living space. Originally bought as a true bungalow, our clients have cleverly added a bedroom upstairs whilst also renovated & extending the ground floor too. Even though the major works were done some years ago, our clients have constantly improved the home, recently replacing carpets throughout & upgrading the bathroom just last year. The result is a superb, high quality property with light decor and modern fixtures that in brief comprises; a main entrance hallway, beautiful front lounge with lovely views, 2 ground floor bedrooms, a stylish new bathroom plus a stunning kitchen diner extension. The kitchen itself was only installed 3 years ago & is finished with quartz worktops, a range of integrated appliances & low spot lighting. Upstairs is a superb master bed with modern en-suite. Externally the plot here is another key selling feature, with the gardens extending to three sides. There is a spacious driveway which provides ample off road parking, plus gives access into the large detached garage. The rear has been landscaped and is finished with a composite decked patio area. The home is warmed by gas central heating and the boiler is just 3 / 4 yrs old. Locally, the home perfectly balances the peace & quiet of being so close to open fields, with the convenience of being walking distance to Upholland's numerous shops & amenities, plus motorway network. Early viewings are highly recommended





GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.

1ST FLOOR  
194 sq.ft. (18.0 sq.m.) approx.



#### 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

rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com