

FOR SALE

115, Hallbridge Gardens, Upholland, WN8 0EP

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

 ESTD
1996



115, Hallbridge Gardens, Upholland, WN8 0EP

Superb & substantial family home offering a generous 1289 SQFT of living space.

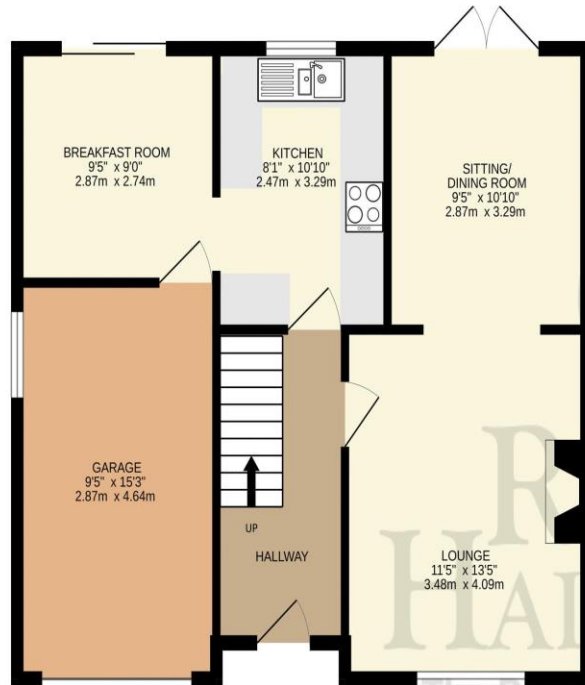


- Substantial semi-detached family home
- Significantly extended to the side
- Modern family bathroom
- Quiet, residential cul-de-sac
- 4 bedrooms / 1 reception room
- Smart fitted kitchen
- En-suite to the master
- 1289 SQFT

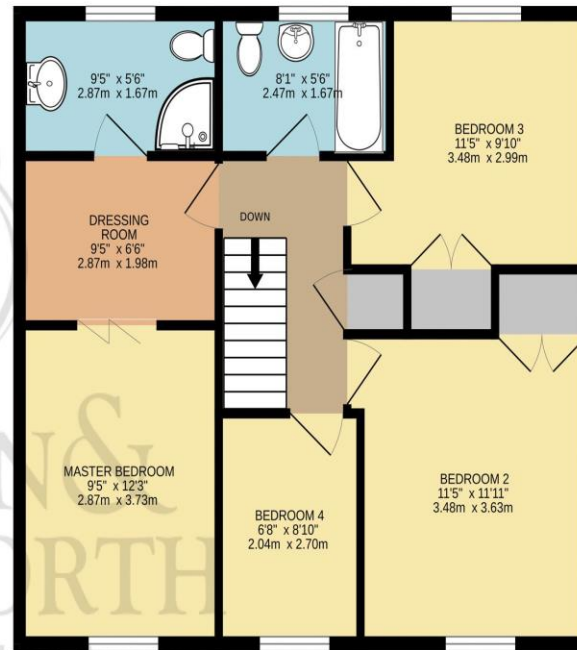
Totalling an impressive 1289 square feet of well presented & generous living space - this beautifully presented, four bed semi-detached family home is located in a quiet and highly sought after residential cul-de-sac right in the heart of Upholland. Hallbridge Gardens is conveniently located a short drive from the M6 / M58 motorway, plus in the catchment for the area's highly acclaimed schools & various amenities. The property itself benefits from a substantial two storey side extension, resulting in a property that offers excellent £ per SQFT value for today's busy market. The internal presentation is excellent throughout, offering light, modern decor and a superb finish from top to bottom with our client replacing both the kitchen & bathroom within the last 6 / 7 years. In brief the home comprises; an entrance hallway, large front lounge with feature fireplace, a rear dining room with French Doors that open out onto the garden, a modern fitted kitchen with smart, high gloss units and a range of integrated appliances plus a rear breakfast room / poss utility. Upstairs there are four beds, with a stylish en-suite & walk-in wardrobe off the master bedroom and a contemporary bathroom suite. Externally there are beautifully presented & mature front and rear gardens, with the rear enjoying a sunny, southerly aspect & boasting a block-paved patio, decked patio and lawn, plus a detached store. To the front there is a driveway for off road parking that leads to the larger than average integral garage. Viewings are highly recommended on this substantial family home.



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



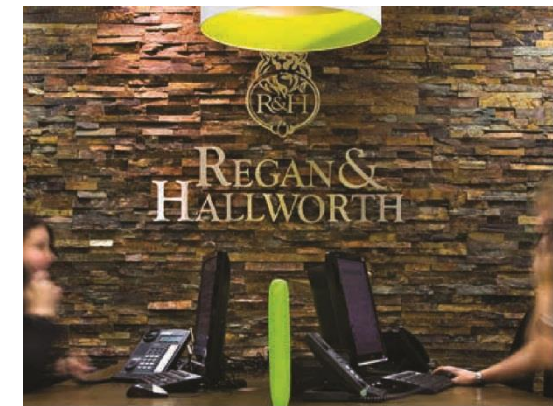
1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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