

FOR SALE

34, Hallbridge Gardens, Upholland, WN8 0ER



34, Hallbridge Gardens, Upholland, WN8 0ER

Spacious family home offering 1435 SQFT & a quiet cul-de-sac setting.



- Spacious detached family home
- Beautifully presented throughout
- Quiet cul-de-sac setting
- Sunny south facing aspect
- 4 bedrooms / 3 reception rooms
- Extended to side & rear
- Ideal for growing family
- 1435 SQFT

Enviably located on the highly prized Hallbridge Gardens & boasting what is comfortably one of the best spots on the whole estate - this hugely impressive family home has been extended to the side & the rear & simply must be viewed to be fully appreciated. Totalling a very sizeable 1435 square feet of living space, the home is beautifully maintained throughout & set across two floors that in brief comprise; a main entrance hallway, home office, a pretty front lounge, spacious rear dining room with patio doors leading out onto the rear garden plus the beautiful modern fitted dining kitchen with useful utility room & wc / cloaks. The kitchen itself is finished with quality solid beech worktops, Belfast sink & Rangemaster cooker, plus there is potential here to knock through into the dining room & create an even more open plan design. Upstairs, the property provides four good sized bedrooms plus a particularly spacious 4-piece family bathroom with roll top free standing bath. Externally, the home occupies an excellent, private plot & because of the south facing aspect, the garden enjoys sun all day. The garden itself is notably low maintenance & comprises a large flagged patio area plus various pretty, stocked borders. There is also a useful brick outbuilding used as a workshop / store with power & lighting. To the front is a driveway which provides off road parking. The home is warmed by gas central heating & the boiler is just 7 yrs old. Hallbridge Gardens is located right in the heart of Upholland Village, close to numerous amenities including Beacon Country Park, excellent transport links and locally acclaimed schools. Early viewings are highly recommended.

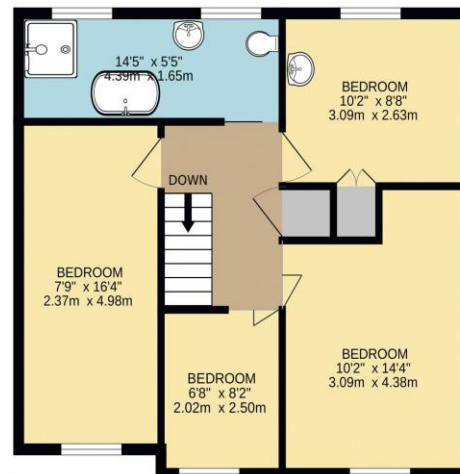
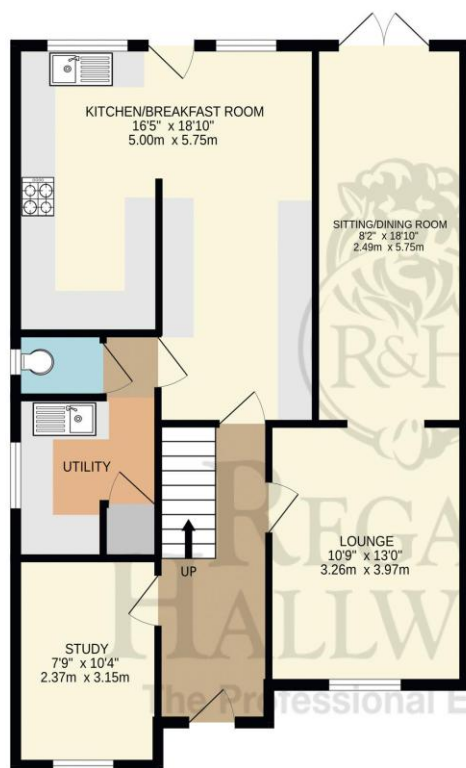




BASEMENT
95 sq.ft. (8.1 sq.m.) approx.

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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.

Made with Metropix ©2025



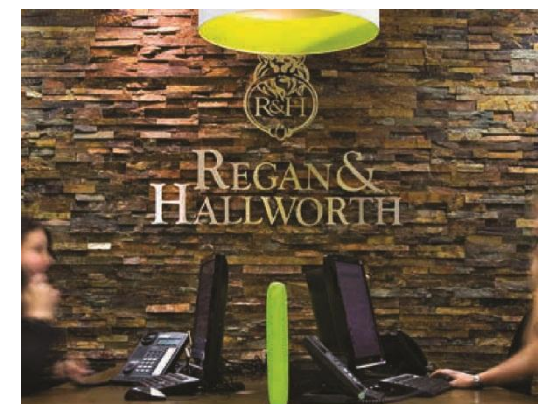
rightmove

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.



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