

FOR SALE

15, Hereford Grove, Upholland, WN8 0DW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Impressive Four-Bedroom Detached Family Home in Quiet Cul-de-Sac



- Outstanding detached family home
- Highly sought after cul-de-sac
- Not overlooked to rear
- Stylish kitchen & conservatory
- Four good sized bedrooms
- Superb south-west facing gardens
- Double driveway & garage
- 1512 SQ.FT.

Tucked away in a peaceful and highly regarded cul-de-sac where properties rarely come to market, this impressive four-bedroom detached residence boasts a striking double-fronted façade and offers spacious, immaculately presented accommodation extending to over 1,500 square feet. Ideally suited to the growing family, the home is perfectly positioned close to a wide range of amenities including excellent schools, public transport links, motorway connections, and stunning countryside walks—all of which make this location both convenient and desirable. The interior offers well-proportioned and contemporary accommodation arranged over two floors. Upon entering, a welcoming hallway leads to a versatile front-facing dining or sitting room, a ground floor cloakroom/WC, and a generous formal lounge with a feature fireplace and French doors opening into a stylish conservatory. The conservatory serves as a bright and spacious second family room, offering lovely views of the rear garden and plenty of space for relaxation or entertaining. To the rear of the property is a sleek, recently upgraded kitchen/dining room. The kitchen is fitted with a comprehensive range of high-quality wall, base, and drawer units, complemented by integrated appliances and a walk-in bay with French doors that open out to the rear garden—creating a seamless connection between indoor and outdoor living. Upstairs, a spacious central landing gives access to four well-proportioned bedrooms, all featuring fitted wardrobes. The master bedroom further benefits from a modern en-suite shower room, while a stylish, family shower room serves the remaining bedrooms. Externally, the home sits on a generous plot with beautifully maintained gardens. A double-width driveway to the front provides ample off-road parking and leads to the integral garage. The rear garden is a particular highlight—larger than average, fully enclosed, and not directly overlooked, it features a well-kept lawn, mature borders, and a feature patio area. Facing south-west, the garden enjoys plenty of sunshine throughout the day, making it perfect for outdoor dining and family enjoyment.







TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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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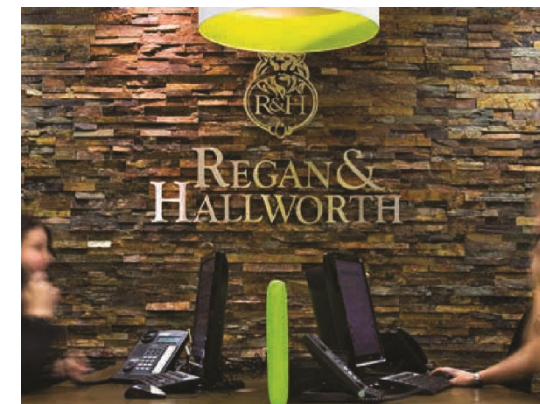
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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