

TO LET

23, Dingle Road, Upholland , WN8 0EN

REGAN & HALLWORTH
The Professional Estate & Letting Agents



23, Dingle Road, Upholland , WN8 0EN

Superb two bed detached true bungalow located in the heart of Upholland.

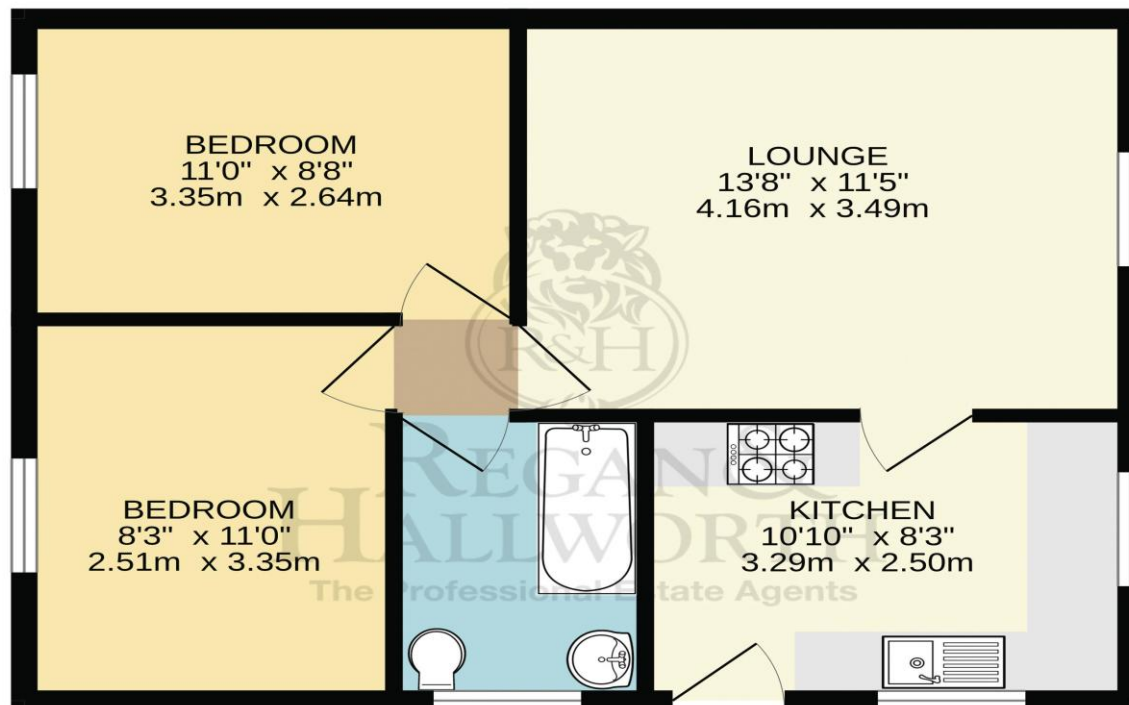


- Superb detached true bungalow
- Great sized reception room
- Modern fitted kitchen
- Two good sized double bedrooms
- Family bathroom
- Gardens and driveway
- Available Immediately
- 484 SQ. FT.

Now available TO LET is this deceptively spacious, two bed detached TRUE BUNGALOW. Dingle Road is situated in the heart of Upholland village giving it excellent access to all the local shops including doctors, public transport links and just a short drive to several major motorway networks. Internally the accommodation has been finished to a good standard and briefly comprises a modern fitted kitchen offering a range of wall, base and drawer units, a good sized formal lounge / sitting room, family bathroom comprising of wc, sink unit and bath with shower over and then two good sized double bedrooms. Externally the property has a low maintenance garden to the front with courtyard style parking area to the side and additional private parking behind a gate. The rear garden is private and secure and is again low maintenance as flagged. Internal inspection is recommended to appreciate the size, finish and outstanding location of this superb property.







TOTAL FLOOR AREA : 484 sq.ft. (45.0 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.
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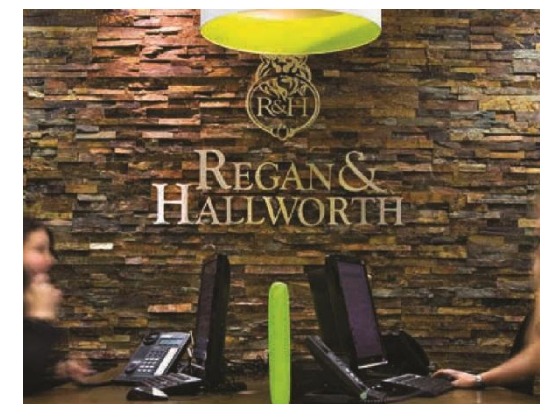
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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