



TRACY PHILLIPS

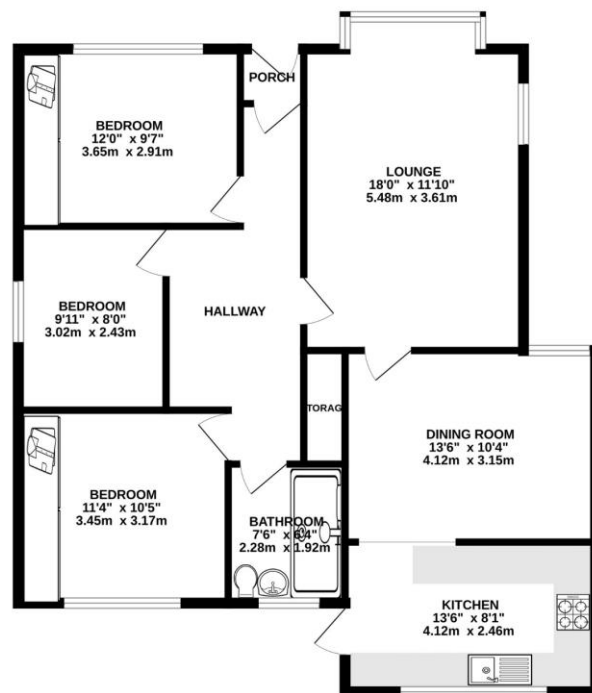
Estates



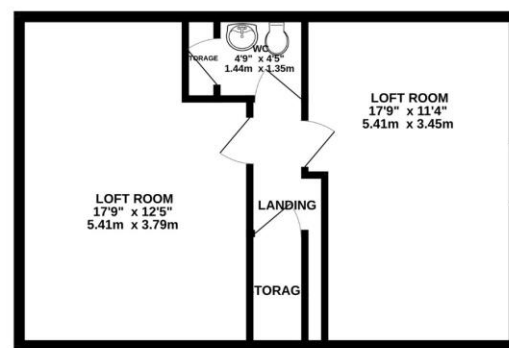
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Estates

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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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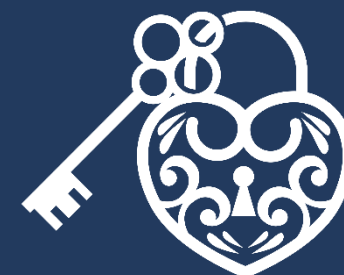
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Offers in Excess of £300,000

Woodside Close, Upholland

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Resting in an elevated position within a quiet cul de sac and with far reaching views towards Rivington Pike, this immaculate double fronted bungalow is a beautiful example of a home that has been cared for with love. The property itself is of an excellent size and features three bedrooms, family bathroom, lounge and separate dining area opening to the kitchen. The loft has been carefully converted to provide two further storage areas.

The accommodation briefly comprises an entrance porch and hallway leading to the main lounge. This bright room features windows to two elevations with the front window offering impressive views. From the lounge there is a separate dining area including an archway opening into the modern kitchen providing a perfect space in which to entertain whilst the kitchen features a range of modern fitted units in high gloss white and includes an eye level integrated oven and microwave, dishwasher and fridge/freezer. There is access to the lovely south-facing rear garden from the kitchen also, ideal for outdoor dining. The smart shower room is accessed from the hallway and includes a vanity wash hand basin and enclosed toilet and a lovely large walk-in shower. Complementary tiling completes the room. Two of the three bedrooms include excellent fitted wardrobes with the main bedroom located at the front of the property and enjoying the view whilst the second double bedroom overlooks the garden. Bedroom three is a good sized single and could be used as a home office if desired. The loft has been carefully recrafted to provide not only excellent storage but rooms that could be used as hobby rooms if required. Two large rooms share this space. A pull-down ladder accesses the area, and subject to any required building control we feel it is possible for a permanent staircase to be installed. Both spacious rooms feature lighting, carpets and windows and the recently installed boiler is also nicely tucked away. There is also further under eaves storage and a handy cloakroom.

The outside space for this property is equally as impressive and includes steps leading to the front of the property, bordered by lawns and flagged pathways whilst the rear garden is particularly sunny and south-facing. There is an ample patio area edged by lawns and planting beds and a rear gate which leads to the detached double garage and off-road parking, accessed from the rear of the property.

Upholland is a historic village located with great local shops and excellent motorway access. The village is also bordered by open countryside.

Viewings of this really desirable and well cared for home, in ready to move in to condition, are now welcomed.





