



TRACY PHILLIPS

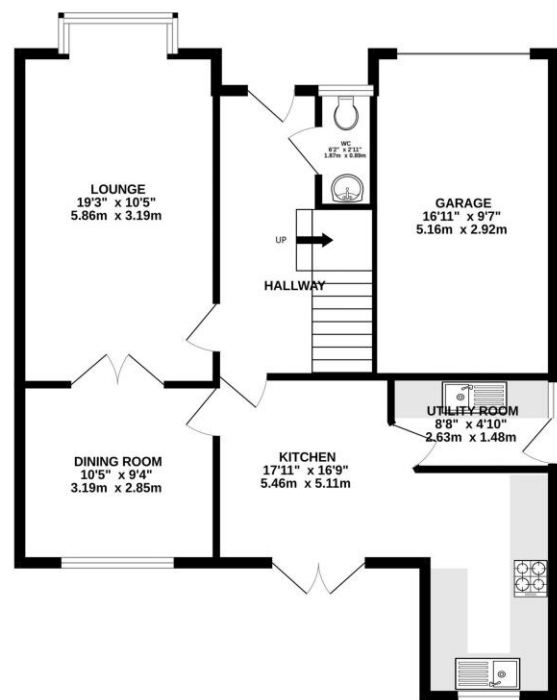
Estates



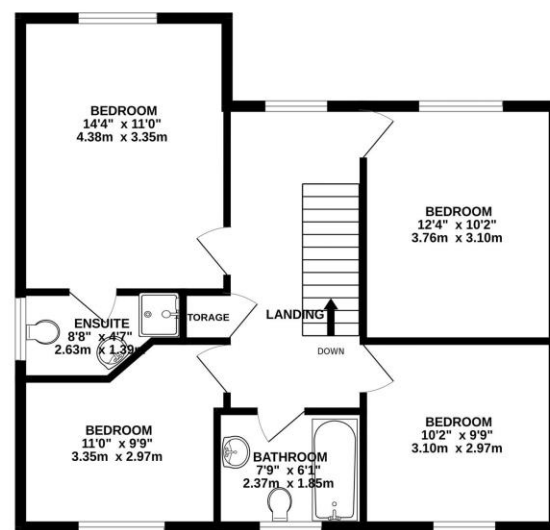
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Estates

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



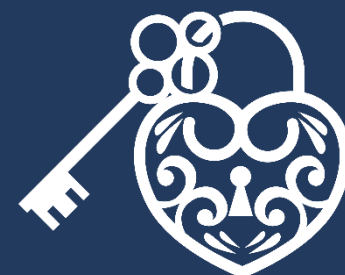
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Asking Price: £330,000

Weaver Close, Upholland, WN8 0BX



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Situated on the edge of the picturesque village of Upholland, this stunning executive detached home is located within a highly regarded and exclusive development, built by the award-winning Morris Homes. Offering approximately 1,477 sq. ft of beautifully finished living space, the property has been completed to a high specification and is ready for immediate occupation with no onward chain.

Upon entering, you're welcomed by a spacious hallway with a ground floor cloakroom/WC. The hallway leads into a bright and airy lounge positioned to the front of the home and featuring a charming bay window. Double doors open into the adjoining dining room, creating a flexible layout that's ideal for both everyday living and entertaining. The highlight of the ground floor is the impressive open-plan kitchen, fitted with high-quality units and integrated Neff appliances. This contemporary space opens out through French doors into the landscaped rear garden, blending indoor and outdoor living perfectly. A separate utility room provides additional space for laundry appliances and includes a side access door for convenience.

Upstairs, there are four well-proportioned bedrooms including a spacious master suite with a modern en-suite shower room, complete with walk-in shower, vanity unit and heated towel rail. The stylish family bathroom serves the remaining bedrooms. A notable feature of the first floor is the signature Morris Homes arched window, which adds character and brings in plenty of natural light to the landing area.

Externally, the home benefits from a double-width driveway leading to an integral garage, offering ample off-road parking and additional storage. An electric vehicle charging point has already been installed. The rear garden has been fully landscaped for easy maintenance, with a high-quality L-shaped Indian stone patio and artificial lawn, creating an attractive and low-maintenance outdoor space.

The current owners have also secured planning permission for a ground floor extension and also a loft extension, giving future buyers the opportunity to further enhance the property.

The historic village of Upholland is just a short walk away, offering a variety of local amenities, shops and welcoming pubs. The location also benefits from excellent transport links, with the M58 motorway just a few minutes' drive, making commuting to Liverpool and Manchester straightforward. There are also beautiful countryside walks and local parks nearby, making this an ideal choice for families and professionals alike. This beautifully presented home is offered with no onward chain and is ready to move into.

Viewings are now available and highly recommended.





