



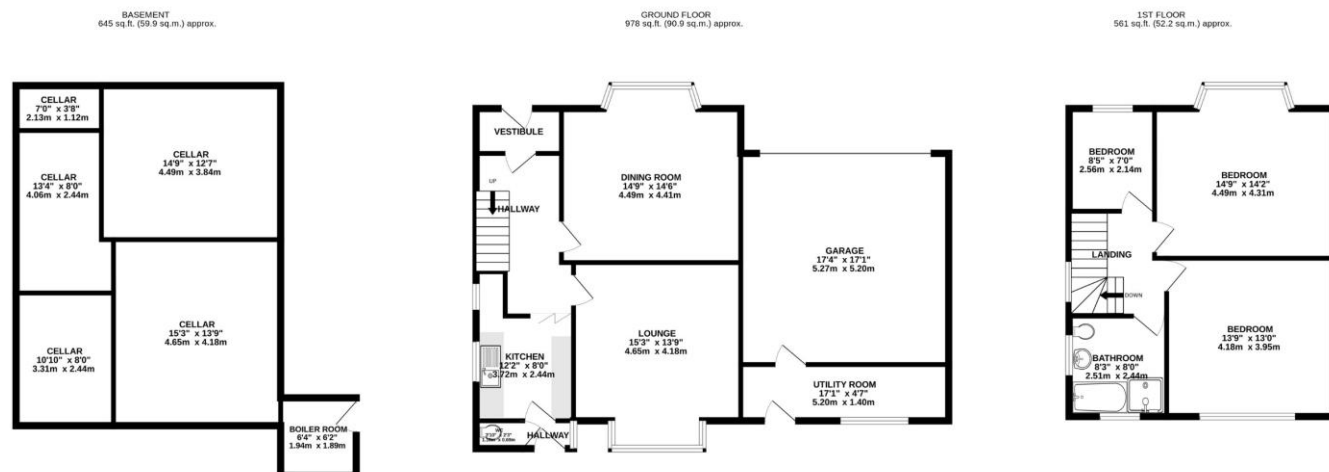
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £350,000

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A Characterful Detached Home with Stunning Views Towards Rivington Pike

This attractive, traditional detached home retains much of its original charm and occupies a superb plot, with the rear garden enjoying far-reaching views towards Rivington Pike. Offering a generous floor area of approximately 1,538 sq. ft. this spacious and character-filled property is also available with no onward chain. Step through the distinctive arched entrance doorway into a welcoming hallway, where a staircase leads to the first floor. The front reception room features a large bay window, wall lights, arched recesses, and a beautiful marble fireplace, creating a warm and inviting space. The rear reception room also includes a marble fireplace with living flame fire and a large walk-in bay window that perfectly frames the spectacular views — an ideal spot to relax and unwind. The kitchen is fitted with a range of wall and base units and leads to a rear hallway with a ground floor W.C., tiled walls and flooring, and a door providing access to the garden. Upstairs, you'll find three well-proportioned bedrooms — two generous doubles with fitted wardrobes and a comfortable single. Both double bedrooms benefit from the elevated position and enjoy far-reaching views over the historic village of Up Holland and towards Rivington. The family bathroom features a traditional three-piece suite comprising a panelled bath, pedestal wash hand basin, and W.C.

Exterior & Grounds: The home sits on a substantial and well-maintained plot, offering fantastic potential for side extension (subject to the necessary planning consents). A block-paved driveway leads to a sizeable attached garage and provides off-road parking for multiple vehicles, all bordered by a low-maintenance front garden. To the side, a secure gated entrance opens to a safe and private rear garden. An elevated patio area is ideal for al fresco dining or relaxing while taking in the stunning views. Steps lead down to a generous lawned garden — perfect for families and gardening enthusiasts. There is also access to a ground floor utility room, positioned at the rear of the garage, offering practical additional space.

Location: Located in the picturesque and historic village of Up Holland, the property offers a peaceful yet convenient setting. The area boasts a variety of local amenities, highly regarded schools, scenic woodland walks, and excellent access to the motorway network — making it ideal for commuters and families alike.

This impressive home combines character, space, and superb potential — early viewing is highly recommended.





