

FOR SALE

24, Slater Crescent, Upholland, WN8 0BW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



24, Slater Crescent, Upholland, WN8 0BW

Impressive four bed detached new build family home located in Upholland.



- Impressive, detached family home
- Superb sized reception room
- Modern open plan kitchen / family room
- Four good sized double bedrooms
- Family bathroom and en-suite
- Large driveway / garage and gardens
- Close to schools and amenities
- 1665 SQ. FT.

An exciting opportunity to purchase a truly impressive, detached family home, set on a superb plot within a modern and popular development in Upholland. Slater Crescent is one of the larger four-bedroom detached properties on the development, offering immaculate interiors, fantastic gardens, and a convenient location close to local amenities, schools, public transport links, and the M6 and M58 motorway networks.

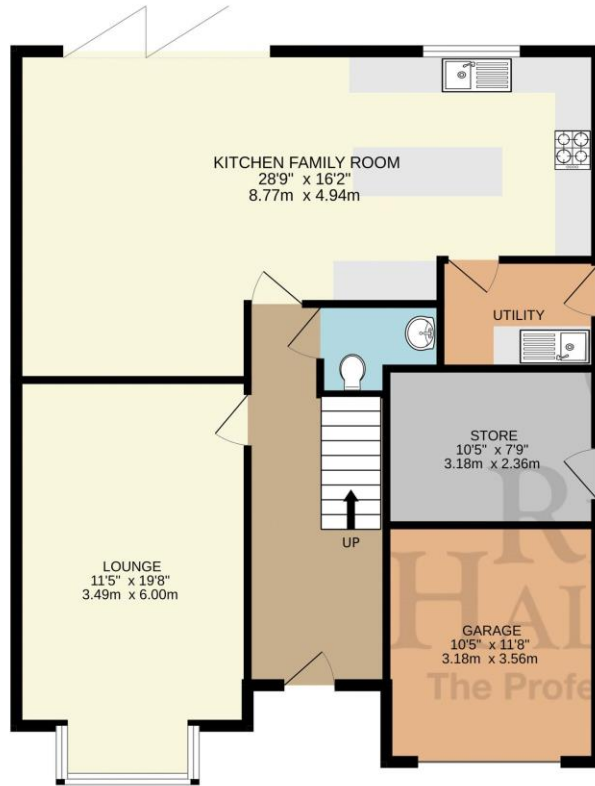
The accommodation briefly comprises an entrance hallway, cloakroom/WC, and a spacious formal lounge/sitting room with a fitted log burner, enhanced by the current owners relocating the original door to create a more practical and open feel. To the rear is an impressive open-plan kitchen, dining, and family room, with the kitchen featuring a range of wall, base, and drawer units, integrated appliances, space for a dining table, and bi-folding doors opening onto the garden. There is also access to a well-equipped utility room with a door to the side. The integral garage has been partially converted to create a store/study area, while retaining the original garage storage space with an up-and-over door. To the first floor are four well-proportioned double bedrooms, including a master bedroom with a modern en-suite shower room, together with a contemporary family bathroom.

Externally, the front of the property features a well-maintained lawn and a double driveway leading to the garage. To the rear is a private and secure garden with a lawn and gravelled patio area. Internal viewing is highly recommended to fully appreciate the size, condition, and excellent location of this outstanding family home.

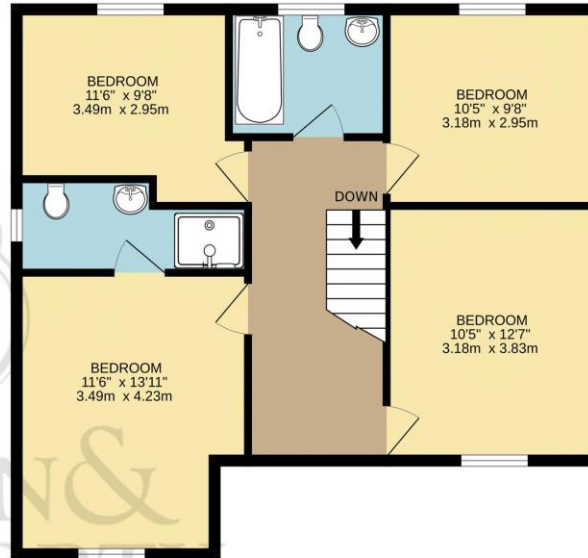




GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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