

FOR SALE

8, Parliament Street, Upholland, WN8 0LN

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



8, Parliament Street, Upholland, WN8 0LN

Stone terrace cottage with double storey extension to the rear.



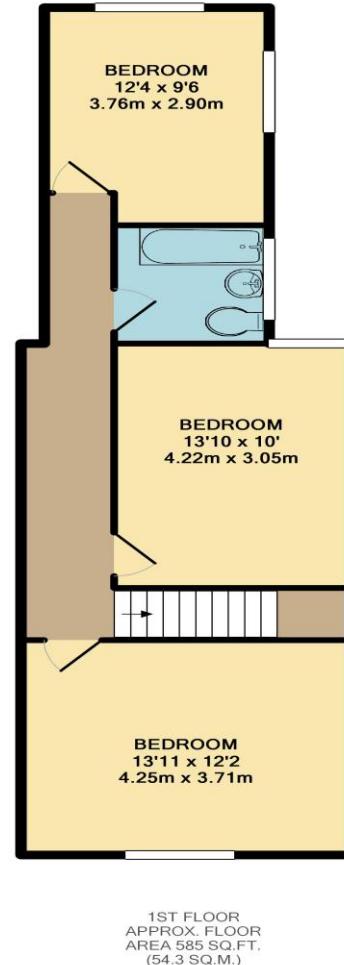
- Extended Stone cottage
- Open views to rear
- Two reception rooms
- Modern fitted kitchen
- Pretty village setting
- Three good sized bedrooms
- Recently updated bathroom
- 1314 SQ.FT. in total

Located within a charming conservation area in the heart of the historic village of Upholland, this delightful terraced cottage offers far more space than its characterful exterior suggests. Enhanced by a double-storey rear extension, the property provides substantial accommodation extending to 1,184 sq ft, including three generously sized bedrooms and well-proportioned living space throughout. To the rear, a fully enclosed patio garden enjoys attractive views towards Rivington, providing a pleasant outdoor setting. Internally, the home is warmed by gas central heating and benefits from recently fitted double glazing, a new external door to the rear and offers a smiler amount of internal square footage to many modern four-bedroom detached homes — a rare find within a property of this style. The accommodation briefly comprises a welcoming lounge to the front, featuring traditional quarry tiled flooring, though that room is currently carpeted, leading through to an open-plan dining room and newly fitted kitchen at the rear. This sociable space centres around an attractive open fireplace, creating a warm focal point ideal for relaxing or entertaining. Upstairs, there are three well-sized bedrooms and a recently updated bathroom fitted with a contemporary white three-piece suite. The loft has been partially converted, offering useful storage and potential for further development subject to the necessary approvals. Offering considerably more space than expected, together with attractive outlooks and a desirable village setting, this appealing home must be viewed to be fully appreciated. It is offered for sale with no onward chain.

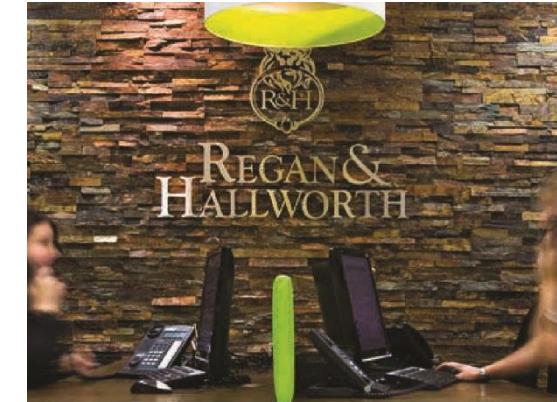




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2ND FLOOR
APPROX. FLOOR
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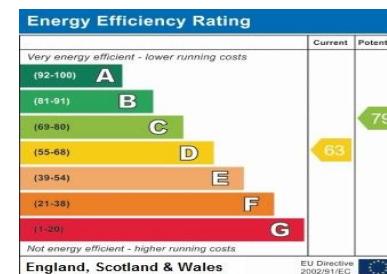
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



www.reganandhallworth.com