

TO LET

71, Ormskirk Road, Upholland, WN8 0AH

REGAN & HALLWORTH
The Professional Estate & Letting Agents



71, Ormskirk Road, Upholland, WN8 0AH

Outstanding two bed stone built mid-terrace cottage located in the heart of Upholland.



- Renovated mid-stone cottage
- Stunning open plan kitchen / dining room
- Family bathroom / shower over bath
- Close to amenities and transport links
- Exceptional sized reception rooms / log burner
- Two large double bedrooms
- Front and rear yard style gardens
- 806 SQ. FT.

Now available to rent and located in the ever popular and semi-rural village of Upholland is this two bed, mid-stone cottage. Ormskirk Road has been finished to the highest of standards throughout giving it a modern and contemporary feel yet kept lots of its original character and charm. The property offers excellent access to a range of local amenities, schools, public transport links, country walks and is just a short drive to several major motorway networks.

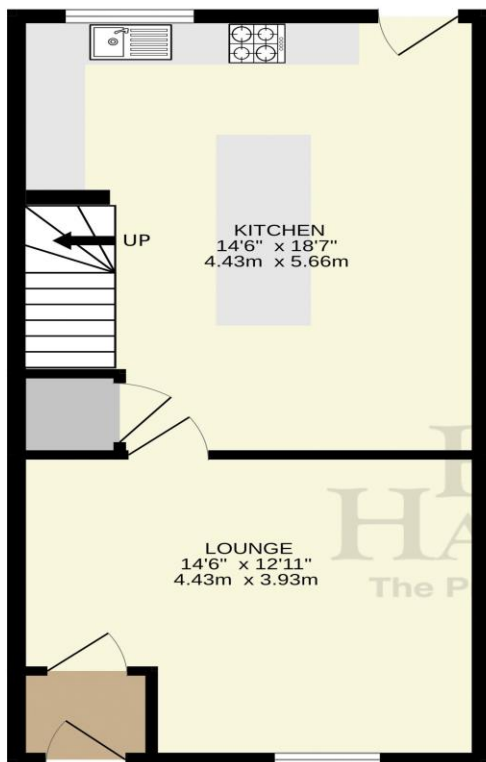
The accommodation is set over two floors boasting just over 800 square feet which in brief comprises of entrance hallway, large formal lounge / sitting room located to the front with original ornamental stove and then to the rear there is a spacious open plan kitchen / dining room boasting a range of wall, base and drawer units along with some appliances, a large central island breakfast bar and a working log burning stove. Up on the first floor the feeling of quality continues with the centrally located landing area opening to a large master double bedroom located to the front, second double bedroom located to the rear and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over.

Externally Ormskirk Road has a walled and gated front yard style garden with on street parking to the front. To the rear there is a large private and enclosed garden large double gate allowing access for off road parking for one car. Internal inspection is highly recommended to truly appreciate the deceptive size, amazing finish and superb location.

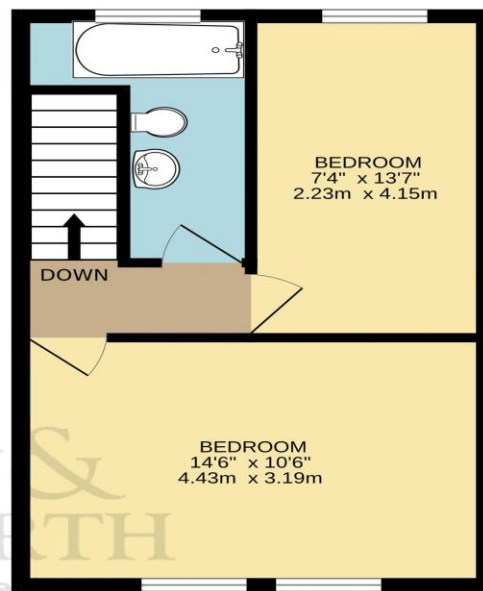




GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 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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