

FOR SALE

3, Blacksmith Way, Upholland , WN8 0BZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



3, Blacksmith Way, Upholland , WN8 0BZ

Exceptional four bed detached ex-show home.

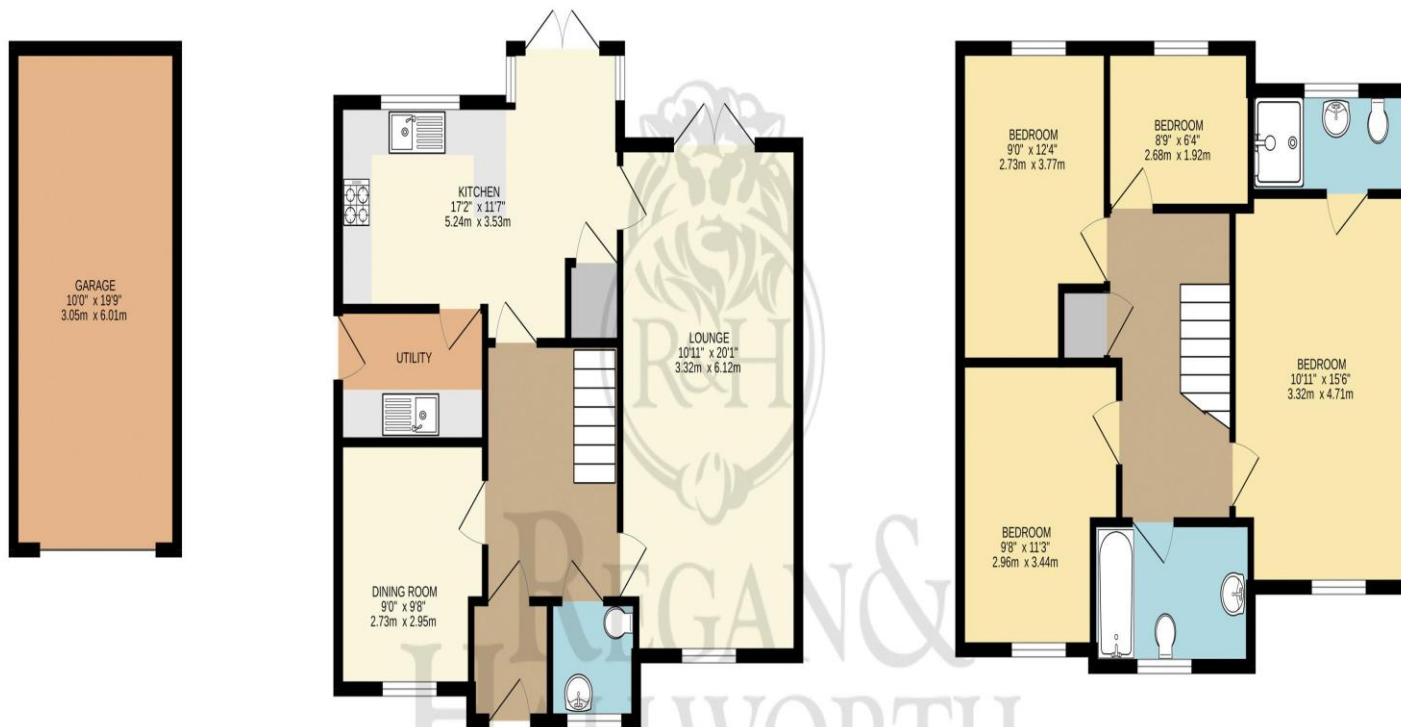


- Exceptional detached family home
- Open plan kitchen / family room
- Modern family bathroom and en-suite
- FREEHOLD
- Superb sized reception rooms
- Three double and one single bedroom
- Landscaped gardens / driveway / garage
- 1456 SQ. FT.

This is an exciting opportunity to purchase a large, detached family home which was the show home property on this popular development in Upholland. Blacksmith Way has been finished to an exceptionally high standard internally along with amazing, landscaped gardens. The property sits on the edge of the development with open views to the front and boasts easy access to a range of amenities, schools for all ages, public transport links and close links to the M6 and M58 motorway network. Offering just over 1450 square feet of contemporary accommodation which in brief comprises of entrance hallway, cloak room wc, separate dining room / playroom / study, large formal lounge / sitting room with window to the front and double doors leading out onto the gardens to the rear then a superb open plan kitchen / dining / family room to the rear with the kitchen offering a range of wall, base and drawer units along with appliances, access out onto the gardens then a well-equipped utility room. Up on the first floor there is a large master double bedroom with fitted wardrobes and a modern fitted en-suite shower room, second double bedroom with wardrobes, third double bedroom located to the rear of the property, a fourth large single bedroom then a modern fitted family bathroom. Externally the property has a garden area to the front with double driveway to the side leading to a single garage. The rear gardens have been tastefully landscaped with two large patio areas then a large faux grass space making this an ideal space for the growing family. Internal inspection is highly recommended to fully appreciate the property's internal condition, it's fantastic size and superb location.







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TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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