



## 34, School Lane, Upholland, WN8 0LW

*Pretty stone cottage with smart, modern interior & no chain delay*



- Stone cottage
- Two spacious bedrooms
- Recently updated fitted kitchen
- Gas central heating
- Picturesque village setting
- Two reception rooms
- Pretty rear garden (not overlooked)
- 809 SQ.FT. / No chain

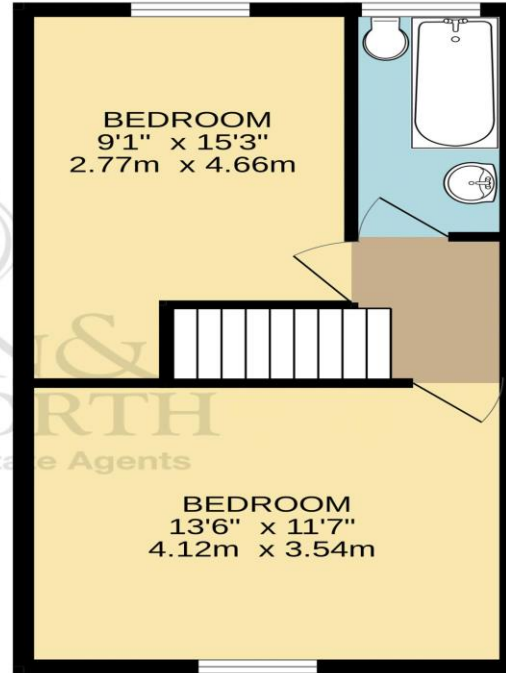
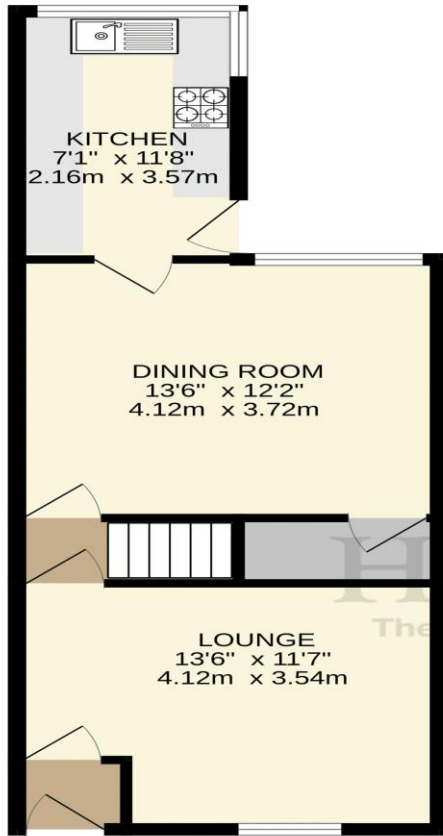
Offering the perfect blend of charming period character and heritage style, seamlessly balanced with smart, modern interiors, this hugely impressive stone cottage is a must view for buyers seeking a character home that is ready to move straight into. Homes of this style and calibre rarely remain on the market for long, and we anticipate strong interest in Number 34, which is further enhanced by the added benefit of no onward chain. The property has been thoughtfully upgraded in recent years including a recently fitted Shaker style kitchen, while the internal décor now offers scope for some light cosmetic improvement—an opportunity reflected in the competitively positioned asking price and ideal for buyers wishing to add their own finishing touches.

Freshly plastered walls and ceilings, combined with high-quality oak internal doors, create a clean and contemporary aesthetic that sits beautifully alongside the cottage's original period features, allowing the character of the home to truly shine. The ground floor briefly comprises two well-proportioned reception rooms, offering flexible living and dining space, complemented by a fitted kitchen to the rear. To the first floor are two generous double bedrooms and a stylish, luxury bathroom suite.

Externally, the rear garden has been superbly landscaped, providing an attractive and private outdoor space with a pleasant open aspect beyond. Convenient resident parking is also available via the church car park located opposite the property. Situated in the historic and highly regarded village of Upholland, the cottage enjoys excellent access to local amenities, acclaimed schools and convenient motorway links, making it a popular choice for a wide range of buyers.





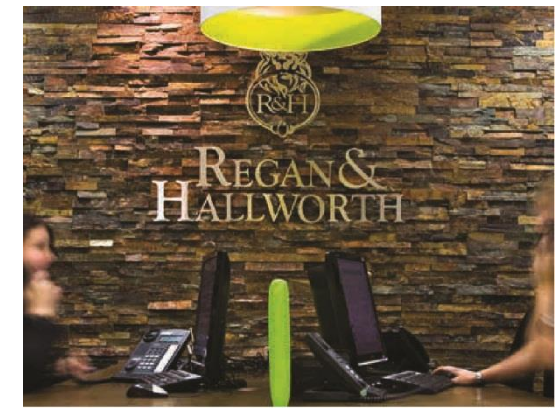


TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

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 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.



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