



Maria B Evans Estate Agents Limited

‘Four Winds’, 158 Tower hill Road, Upholland, WN8 0DT

Offers in the region of £550,000



- Three-bedroom, end terrace home in Upholland
- Impressive far-reaching views across to Liverpool and Wales
- Three good-sized reception rooms
- Well-equipped, dual-aspect kitchen
- Contemporary, ground floor shower room
- Three spacious double bedrooms- the master with en suite
- Shale driveway leading to ample parking
- Delightful garden with characterful well and patio areas for seating
- Detached single garage with up-and-over door, power and light
- Close to local village amenities and schools

Pleasantly positioned on Tower Hill Road, No. 158 is a characterful, light-filled home with far-reaching views that form a wonderful backdrop to the accommodation. Sash windows, high ceilings and log-burning stoves are found throughout, lending a sense of character, while generous, dual-aspect living spaces draw in plenty of natural light. Upstairs, three double bedrooms are complemented by an en suite to the master bedroom, whilst to the ground floor there is a contemporary shower room, a choice of reception spaces, a kitchen and utility. The shale driveway leads to well established gardens and a detached garage completing this distinctive Upholland home.

Pleasantly positioned...

At the top of Tower Hill Road, No. 158 enjoys a peaceful end position, with open views forming an impressive backdrop. A break in the stone boundary wall marks the entrance, where a shale driveway sweeps around to the parking area and detached garage.



Step inside...

The front door, finished with an opaque fanlight above and insets within, opens into a welcoming entrance hall which has a sash window - the first of many found throughout the property – overlooking the side of the property, tiled flooring and pendant lighting. A further door with glazed insets leads into the hallway, where the main staircase rises ahead to the first floor and access is provided to the cellar which is complete with lighting and offers a convenient spot for storage, supplementing the understairs.



Bright living spaces...

To the right, the principal reception room is generously proportioned, with high ceilings and a picture rail. A log-burning stove forms a cosy focal point, set upon a stone hearth with an oak mantel above and shelving arranged to either side. Two pendant lights illuminate the room, while a sash window and sliding doors to the front bring in plenty of natural light. A television point completes this inviting space.



Across the hallway, the second reception room offers another comfortable living space with an electric stove set within a brick surround and hearth, while a picture rail runs around the room and a pendant light illuminates. Sliding doors open at the front of the property, creating a bright and close connection with the garden beyond.



The dining room sits conveniently alongside the kitchen and is finished with a slate-style tiled floor and a further log-burning stove set within a charming stone hearth and surround. Patio doors open directly onto the garden, with an additional sash window overlooking the same aspect. From here, a door gives access to a secondary staircase rising to the third bedroom, with understairs storage.

A latched door opens into the utility room, where original stone-flagged flooring runs underfoot. White wall-mounted units provide storage, alongside plumbing for an automatic washing machine and space for a tumble dryer. This room also houses the boiler and hot water tank. A sash window to the side and recessed ceiling lighting completes the space.

Put the kettle on...

Stepping down from the dining room, the kitchen occupies a dual-aspect position and makes the most of the far-reaching outlook surrounding the property. Cream wall and base units are paired with dark wood-effect worktops and a cream tiled splashback. Integrated appliances include an oven and grill, combination microwave, four-point induction hob with hooded extractor fan above and a dishwasher. A porcelain one-and-a-half sink unit with etched drainer completes the arrangement, while windows on two elevations ensure the countryside beyond remains firmly part of the room.



Completing the ground floor is a contemporary shower room, fully tiled in grey and fitted with a walk-in shower with glazed screen, close-coupled w.c. and vanity wash hand basin. A matte-black heated towel rail, recessed downlights and opaque windows provide the finishing touches.



And so, to bed...

The main staircase rises to a bright first-floor landing, where recessed lighting and a characterful oval-headed window adds further interest and light. There is also access to the loft space from here.



The principal bedroom is a generous room with a sash window overlooking the front and ample space for freestanding furniture. A step-down leads into the en suite bathroom, where a further sash window sits above the integrated bath, a vanity wash hand basin with shaving point, close-coupled w.c. and chrome heated towel rail are positioned to the sides, all lit by recessed ceiling lighting. A latched door from the en suite connects with the second landing and onwards to the third bedroom.



The second bedroom is equally impressive in scale, providing another spacious double room with windows to two aspects. Recessed downlights and a television point complete the accommodation, while the dual-aspect arrangement once again draws attention to the property's open surroundings.



Another well-proportioned double, this third bedroom enjoys a dual aspect and particularly far-reaching views, together with pendant lighting and an integrated cupboard to one wall.



Views worth lingering over...

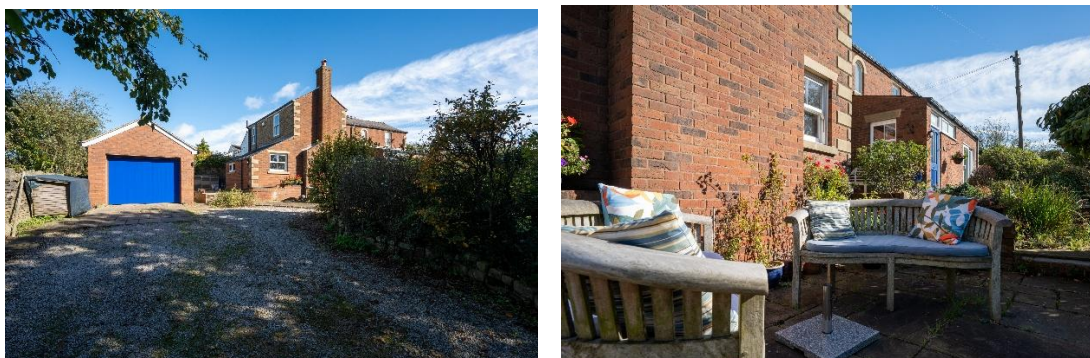
Encircled by a characterful stone wall, the gardens have a wonderful sense of history and enclosure whilst remaining open to the remarkable views beyond. The outlook stretches towards Liverpool, Formby and Wales and, in the distance, on a clear, still day, Snowdon can be spotted creating an impressive imprint upon the landscape.



A black wrought-iron pedestrian gate opens into the garden from the road, where a crazy paving pathway winds between established shrubs with lawn extending to one side. To the left, an old well believed the pre-date the property itself, is protected by a grated cover with paving and shrubs around- traditionally a sign of good luck, this feature adds a further characterful feel to the already interesting property.



The paving continues to two patio seating areas, offering places to sit out, follow the sun and take in the surrounding landscape.



Tucked into the far corner is a detached single garage, fitted with an electric up-and-over door and benefiting from power, lighting and glazing to the side. A small attic

space above offers potential for future extensive storage if fully boarded, while a pedestrian door offers convenient access from the garden. Alongside the garage is a bin store and outside water tap.



Our top picks in the area...

Occupying an elevated position in Upholland, the property enjoys the best of its semi-rural setting, with a leafy, established feel and far-reaching views across the surrounding countryside. Despite this peaceful outlook, village amenities remain conveniently close in the centre of Upholland as well as a good choice of places to eat and drink.

For commuters, Upholland railway station provides regular services towards Wigan, Manchester and Southport, while the wider road network places Wigan, Ormskirk and surrounding West Lancashire towns within easy reach. Local schooling is also well catered for, with primary and secondary options available close by.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is TBC

The Council Tax Band is E

The property is served by septic tank

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA