

FOR SALE

14, Annandale Gardens, Upholland, WN8 0BA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



14, Annandale Gardens, Upholland, WN8 0BA

Beautifully positioned family home offering four double bedrooms & superb gardens



- Prime corner plot in quiet cul-de-sac
- Upgraded shaker-style kitchen
- Garden room & conservatory
- Beautiful, mature and private gardens
- Four generous double bedrooms
- Fitted utility room & integral garage
- Gas central heating & double glazing
- 1432 SQ.FT. / No chain & freehold

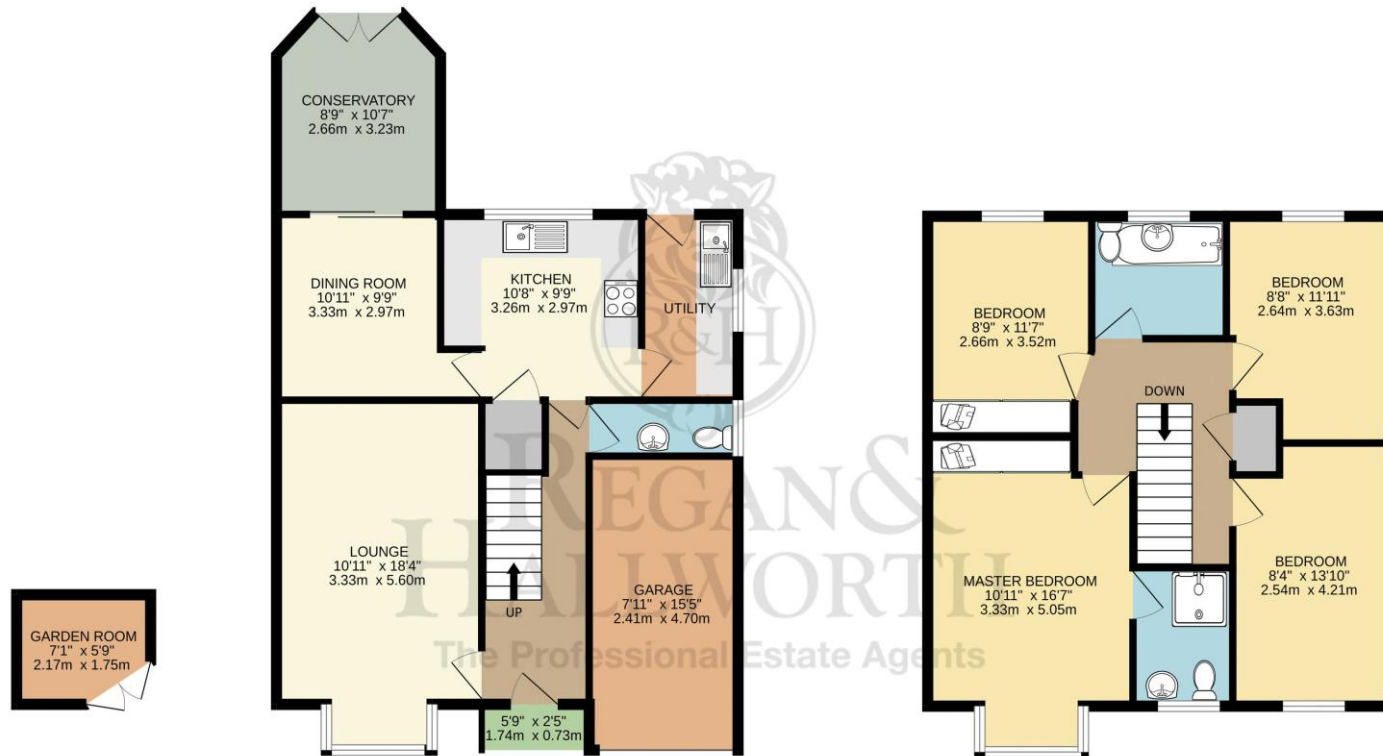
Tucked away in the corner of a very pleasant, peaceful cul-de-sac, this impressive four-bedroom detached home occupies one of the best plots on the development, enjoying larger-than-average gardens, excellent privacy and a wonderfully sunny aspect. Offering generous proportions throughout, the home is perfectly suited to family living, with all four bedrooms being comfortable doubles, each benefitting from fitted wardrobes or hanging space. The interior is well-maintained, clean and tidy, creating a welcoming home ready to move straight into. The ground floor provides a practical and versatile layout, featuring a bright and spacious lounge, a smart upgraded shaker-style kitchen, separate utility room, dining room and a conservatory overlooking the beautifully established rear gardens. A garden room with electrics provides a home / garden office whilst and an integral garage further enhances the flexibility of the home, ideal for storage or potential conversion. Externally, the property truly excels. Positioned on a prime corner plot, it boasts ample off-road parking and stunning mature gardens that are fully stocked with established planting, offering a high degree of privacy and a perfect setting for relaxing or entertaining. Offered for sale with no onward chain, and benefitting from gas central heating, double glazing and freehold tenure, this is a rare opportunity to secure a spacious family home in a peaceful and desirable location.





GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.

1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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.
Made with Metropix ©2026







WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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.

-  @reganhallworth
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com