

34, School Lane, Upholland, WN8 0LW

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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

*Pretty stone cottage with smart, modern interior*

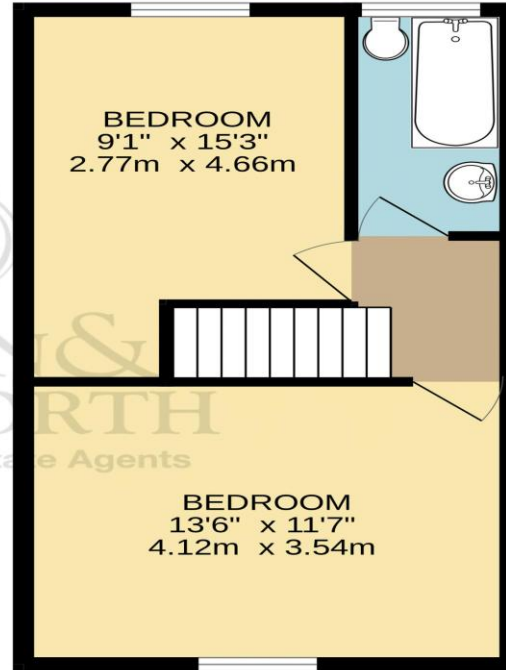
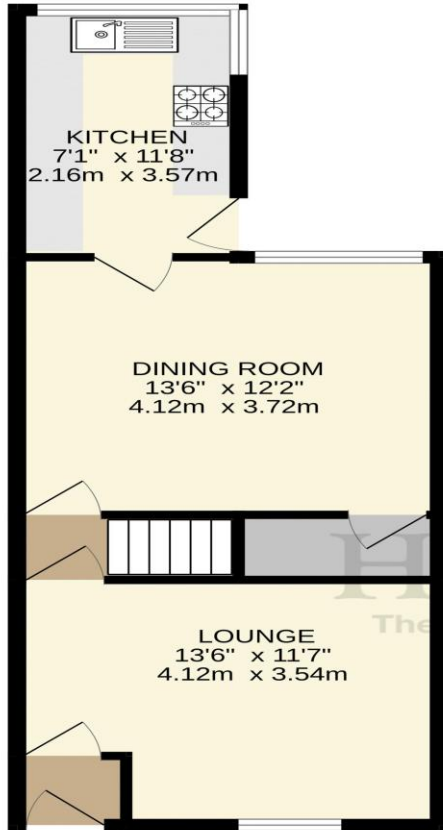


- Stone cottage
- Two spacious bedrooms
- Recently updated fitted kitchen
- Gas central heating
- Picturesque village setting
- Two reception rooms
- Pretty rear garden (not overlooked)
- 809 SQ.FT.

Now available to let and 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 tenants seeking a character home that is ready to move straight into. The property has been thoughtfully upgraded in recent years including a recently fitted Shaker style kitchen. 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.







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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**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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