FOR SALE

14, Hall Green, Upholland, WN8 0PB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



14, Hall Green, Upholland, WN8 0PB

Exceptional fully renovated mid-terrace cottage located in Upholland.



- Exceptional end-terrace cottage
- Modern open plan kitchen / dining room
- Two modern fixed bathrooms
- Close to amenities and transport links
- Deceptively spacious accommodation
- Two large double bedrooms
- Secure private gardens
- 986 SQ. FT.

Now available for sale is this exceptional and stylish end-terrace home located in the village of Upholland. This stunning stone-fronted end-terrace home simply must be viewed internally to be appreciated. The property has been finished to the highest of standards throughout, offering deceptively spacious accommodation set over two floors along with private and secure gardens. Hall Green is a short walk into the village centre, which offers a range of amenities, close to schools, public transport links, country walks, and several major motorway networks.

Set across two floors and totalling a surprising amount of square feet, the property in brief comprises a generous main lounge to the front and a superb open-plan kitchen/diner at the rear. The kitchen itself boasts a range of integrated appliances and spotlighting and leads through to a ground-floor modern bathroom. Upstairs, there are two sizeable double beds, plus a smart shower room.

Externally, the property benefits from a plot that extends to the side and the rear, plus has the option of off-road parking if needed. Viewings are absolutely essential.



















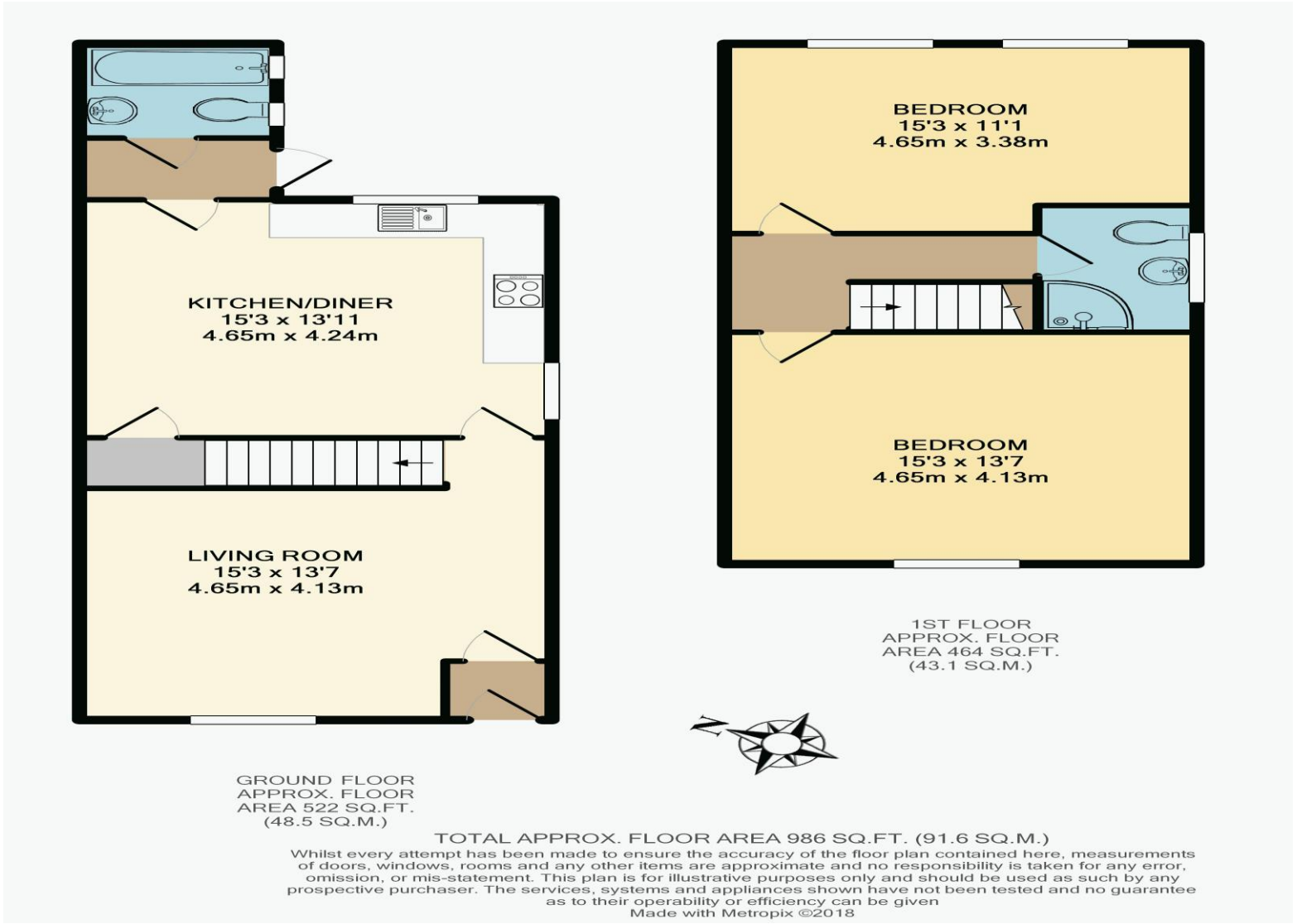






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TOTAL APPROX. FLOOR AREA 986 SQ.FT. (91.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.