



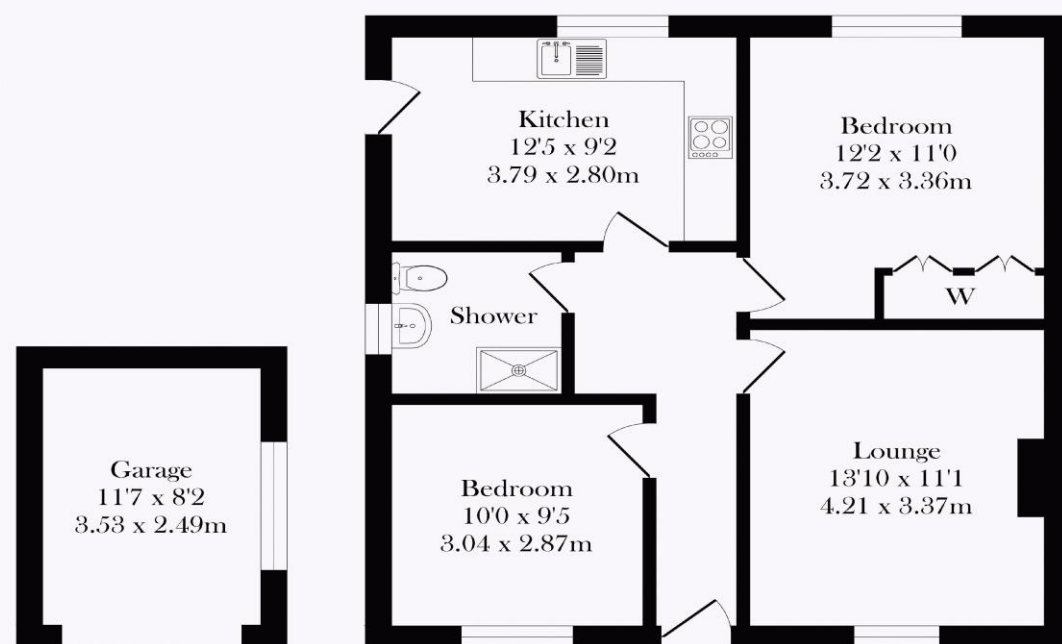
TRACY PHILLIPS

Estates



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Garage
Approx. Floor
Area 8.7 Sq.M
(94 Sq.Ft.)

Approx. Floor
Area 60.2 Sq.M
(648 Sq.Ft.)

Total Approx. Floor Area 68.9 Sq.M. (742 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		



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Asking Price £220,000

Rivington Drive, Up Holland, WN8 0HB



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Situated along a quiet residential street close to the heart of the historic village of Up Holland, this beautifully presented true bungalow offers an increasingly rare opportunity to acquire a home that is ready to move straight into. Lovingly maintained and exceptionally well cared for by its current owners, the property is presented to an immaculate standard both inside and out and is offered to the market with the added benefit of no onward chain.

The accommodation is bright, welcoming and thoughtfully arranged, briefly comprising an inviting entrance hallway leading to all principal rooms. The modern kitchen is fitted with a range of attractive units and includes integrated appliances, including an electric oven, whilst also providing space for informal dining and direct access to the rear garden. Positioned to the front of the property, the spacious lounge is flooded with natural light and enjoys a pleasant outlook, centred around an attractive electric feature fireplace which creates a warm and cosy focal point. The bungalow offers two well-proportioned bedrooms, with the principal bedroom overlooking the rear garden and benefitting from a range of fitted wardrobes, whilst the second bedroom provides flexible accommodation for guests, hobbies or a home office. The accommodation is completed by a stylish and well-appointed bathroom, fitted with a contemporary walk-in shower, vanity wash hand basin and WC.

Externally, the property continues to impress with beautifully maintained gardens and excellent outdoor space. To the front, a paved driveway provides ample off-road parking and leads to a detached single garage, with convenient access to the side of the home. The rear garden enjoys a good degree of privacy, being not directly overlooked, and features an attractive tiled patio perfect for outdoor dining, with steps leading down to an easy-maintenance gravelled garden complemented by established planting and colourful borders. It is a peaceful and idyllic setting in which to relax and enjoy the tranquillity of this desirable location.

The property is ideally placed within walking distance of Up Holland village, which offers a range of local amenities including shops, churches and well-regarded schools. Nearby Orrell provides an excellent selection of cafés, restaurants and bars, whilst superb road and rail links ensure convenient access throughout the North West.

Viewings of this immaculate bungalow are highly recommended and now welcomed.





