

75, Dorchester Road, Upholland, WN8 0AD

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

 ESTD  
1996





## 75, Dorchester Road, Upholland, WN8 0AD

*Extended to the side & rear, this hugely impressive home totals a 1342 SQ.FT. of living space*



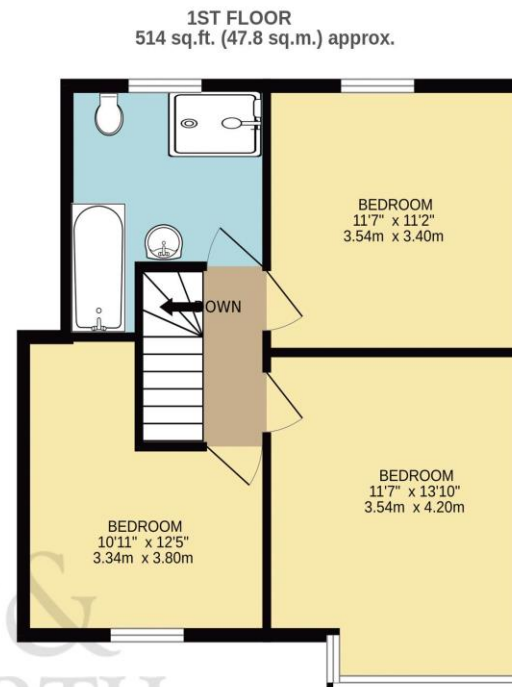
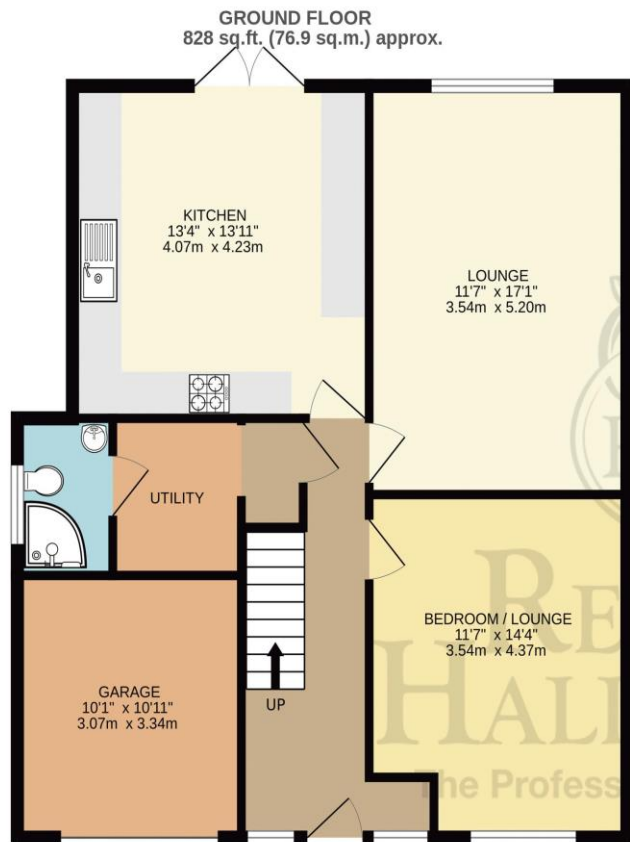
- Highly impressive family home
- Expanded to side & rear
- Expansive ground floor inc garage
- Two spacious reception rooms
- Large kitchen diner & utility room
- Three spacious bedrooms
- Two newly renovated bathrooms
- 1342 SQ.FT. / Freehold

Boasting lots of eye-catching kerb appeal & presented to a very high standard throughout - what makes this property stand out and makes it great value for money is the sizeable accommodation. Extended to the side and rear, this hugely impressive home totals a generous 1342 square feet of living space that simply must be viewed to be fully appreciated. This home proudly presents an expansive ground floor layout that has been thoughtfully extended to nearly twice its original size. The result is an abundance of living space, including two spacious reception areas, a vast open-plan kitchen and dining area, a practical utility room, and a convenient ground floor shower room. Additionally, the integral garage has been preserved, offering ample storage space. The upper level has undergone a masterful transformation to accommodate three generously proportioned bedrooms alongside a substantial main family bathroom. Both bathrooms have enjoyed recent renovations, now boasting updates and finishes that reflect the highest standards of quality and design. Nestled away in one of the most highly prized locations in Upholland the property enjoys a semi-rural location in the heart of Lancashire within easy reach of the area's excellent schools and amenities. Upholland also has great road links to Wigan, St Helens and Ormskirk, as well as the cities of Liverpool and Manchester, making it ideal for commuters. Externally the rear garden here is another key feature of the home - large, mature and notable for its privacy, there is two generously sized patio area for sitting out. To the front there is a substantial block paved driveway providing ample off road parking for a number of vehicles. Viewings are essential on this superb family home.





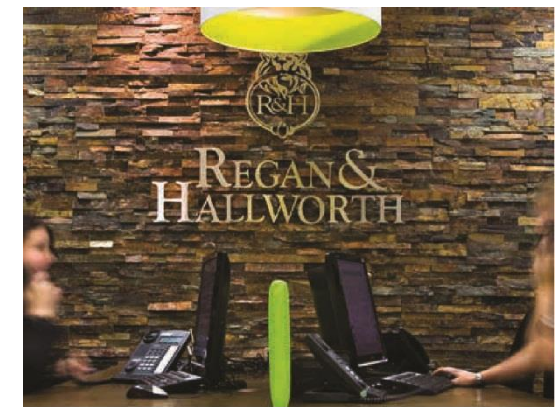




**TOTAL FLOOR AREA : 1342 sq.ft. (124.7 sq.m.) approx.**

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 ©2024



**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

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



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)