

**11 HALL GREEN, UPHOLLAND,  
SKELMERSDALE, WN8 0PB**

**OFFERS OVER £385,000**

- **Four Bedroom  
Detached  
Dormer  
Bungalow**
- **Stunning  
Throughout**
- **Immaculate  
Presentation**
- **Good Sized  
Front & Rear  
Gardens**
- **Spacious  
Driveway**
- **EPC Rating: C**



# **Borron Shaw**

Your local Estate Agent





FREEHOLD - STUNNING THROUGHOUT - IMMACULATE PRESENTATION - FOUR BEDROOMS - TWO EN-SUITES & A FAMILY BATHROOM - GOOD SIZED DRIVEWAY - FAMILY SIZED GARDEN - NOT ONE TO BE MISSED - SOUGHT AFTER LOCATION

Borron Shaw are delighted to offer for sale this detached dormer bungalow situated close to the local amenities in Upholland. It comprises of:- Ground Floor - Entrance Hallway, Open Plan Lounge/Kitchen/Diner, Bedrooms One, Three and Four, En-Suite Shower Room, Family Bathroom // First Floor - Walk Through Dressing Room, Bedroom Two, En-Suite Bathroom.

Externally the property is also well presented. The front garden has a spacious driveway for multi-vehicle parking and the rear garden is landscaped with a covered barbeque.

No expense has been spared and this will make a dream home for the buyer.

We do expect high levels of interest in this property so please call early to book viewings to avoid disappointment.

### Entrance Hallway

UPVC entrance door with double glazed sidelite leads into the hallway, tiled and laminate flooring, cloakroom, inset spotlights, vertical radiator.

### Lounge/Kitchen/Diner 18' x 26' (5.49m x 7.92m)

Spacious open plan living and kitchen area, laminate flooring in the lounge area, tiled flooring with under floor heating in the kitchen area, wood burner in fire place, vertical radiator, UPVC double glazed picture window and bi-folding doors.

The stunning modern kitchen is fitted with a range of wall and base units, cupboards and drawers with granite work tops, central island with breakfast bar and electric hob, built in eye level double electric oven, 1 ½ sink unit with drainer and mixer tap, wine cooler fridge, integrated dishwasher, fridge/freezer

and washing machine, combination boiler, UPVC double glazed window with blinds.

### **Bedroom One 12'10" x 12'2" (3.91m x 3.71m)**

UPVC double glazed french doors overlooking the garden, inset spotlights, fitted wardrobes, radiator.

### **En-Suite Shower Room**

Wet room style shower room with walk in shower cubicle, tiled flooring, vanity unit housing the hand wash basin, low level WC, fully tiled walls, under floor heating, inset spotlights, chrome radiator, UPVC double glazed window and blind.

### **Bedroom Three 9'11" x 11'4" (3.02m x 3.45m)**

UPVC double glazed window and blind, fitted wardrobe, radiator.

### **Bedroom Four 9'5" x 12'10" (2.87m x 3.91m)**

UPVC double glazed window and blind, radiator.

### **Bathroom**

Tile sunken bath, corner shower unit, vanity unit housing hand wash basin, partially tiled walls, tiled flooring with under floor heating, inset spotlights, chrome radiator, UPVC double glazed window with blind.

### **First Floor - Bedroom Two 13' x 8'11" (3.96m x 2.72m)**

Walk in dressing room with fitted wardrobes leads into bedroom two and the en-suite bathroom.

The bedroom has two velux windows and inset spotlights.

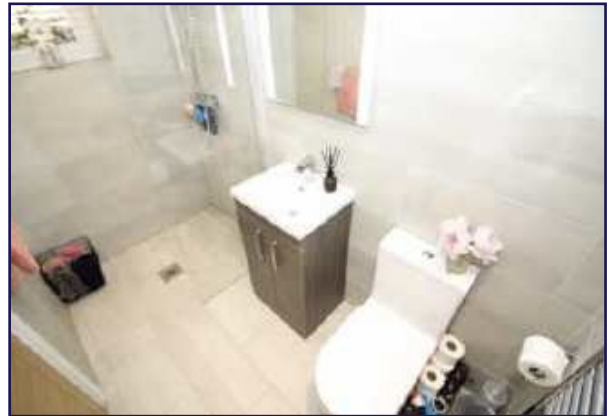
### **En-Suite Bathroom**

The en-suite has a tiled sunken bath with a velux window, floating hand wash basin, low level WC and tiled flooring.

### **Exterior**

Front: Block paved driveway for multi-vehicle parking, side access, landscaped front gardens.

Rear: Good sized family garden with paved patio area, covered barbeque with a seating area, artificial lawned garden, fence enclosed, garden lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	90
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		1	1
England & Wales		EU Directive 2002/91/EC	



## MEASUREMENTS

All measurements quoted are approximate.

## TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

## GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

## MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

## VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

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