



Miners View, Up Holland, Lancashire, WN8 0AZ

Price: £395,000







## 9 Miners View, Up Holland, Lancashire, WN8 0AZ



4 Bedrooms



2 Bathrooms



Garden

- 
- Four-bedroom detached family home.
  - Situated on a desirable corner plot.
  - Spacious living room with excellent natural light.
  - Open-plan kitchen/dining area.
  - Ground floor W.C.
  - Detached garage and driveway parking.
  - Generous front and rear gardens.
  - Garden room – ideal for home office, gym, or studio.



Situated on a desirable corner position in a sought after residential area of Upholland, this beautifully presented detached family home offers spacious and versatile living accommodation, ideal for modern family life. The property sits within walking distance of village amenities and also benefits from easy access to Junction 5 of the M58 motorway, being ideal for commuters.



Upon entering, you are welcomed by a bright and inviting hallway leading to a generous dual aspect living room, perfect for relaxing or entertaining and offering French doors to the rear garden. The true heart of the home is the impressive open-plan kitchen/dining area, thoughtfully designed with ample workspace and room for family gatherings. A separate utility room offers base mounted units with a worktop, sink and space for a washing machine and tumble dryer along with a door providing access to the rear garden. A convenient W.C completes the ground floor accommodation, adding practicality to the layout.



Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom complete with a stylish en-suite shower room with a double width shower with contrasting tiled splashback. The remaining bedrooms are served by a contemporary four-piece family bathroom, making this home perfectly suited for growing families.

Externally, the property continues to impress with gardens to both the front and rear, offering excellent outdoor space for relaxation and entertaining. A standout feature is the substantial garden room, ideal for use as a home office, gym, or additional living space. The property also benefits from a detached garage and a generous driveway providing off-road parking for multiple vehicles.



This home perfectly balances comfort, style, and functionality in a sought-after residential setting. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

**Parking allocated and number of spaces :** Driveway parking and detached garage.

**Construction Type :** Brick under tile.

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor and in home available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Leasehold with vacant possession upon completion.

**Local Authority:** West Lancashire Borough Council **Council Tax** Band E

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** conqueror.purifier.brother

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 114.27 sq m / 1230 sq ft

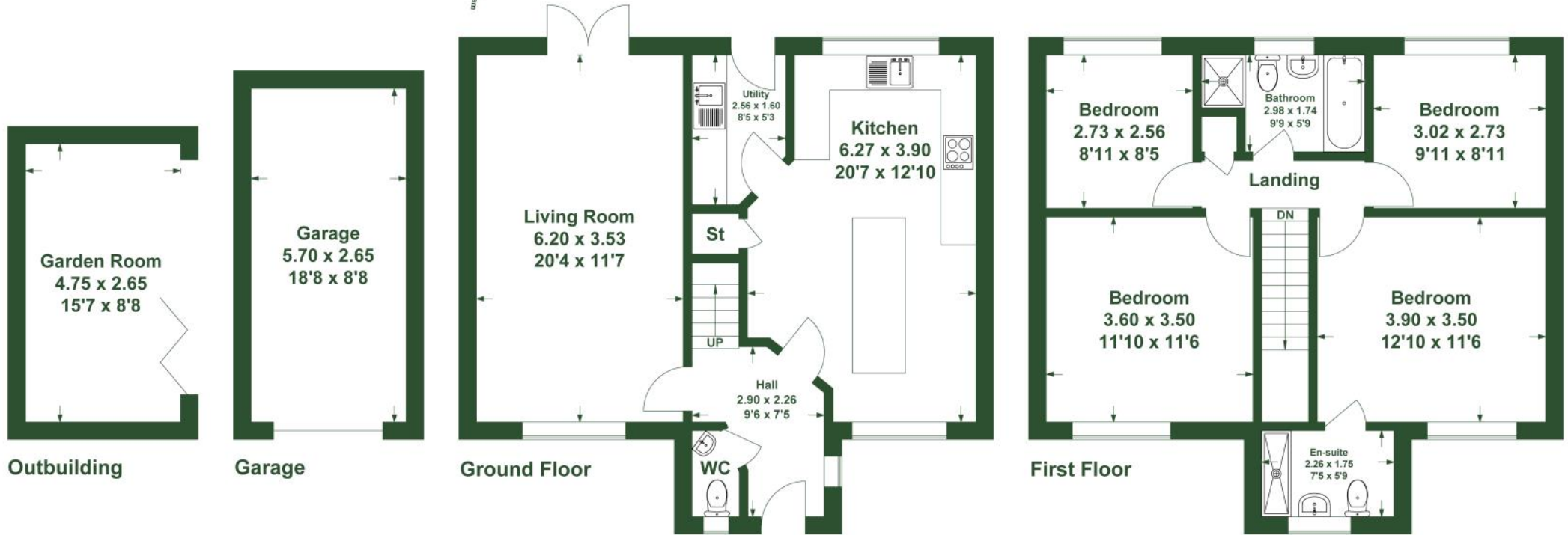
Garage : 15.10 sq m / 163 sq ft

Outbuilding : 12.58 sq m / 135 sq ft

Total : 141.95 sq m / 1528 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## North Lancashire

Wyre House, Cartmell Lane,  
Nateby PR3 0LU  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
ribblevalley@abarnett.co.uk  
01200 411 155

Stay in the loop!



[Abarnett.co.uk](http://Abarnett.co.uk)