

FOR SALE

109, Upholland Road, Billinge, WN5 7JH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Substantial detached true bungalow with stunning open views to the front & no chain delay.



- Substantial detached true bungalow
- Generous amount of floorspace
- Highly prized Billinge location
- Available chain free
- 3 bedrooms / 1 reception room
- Ideal for retired clients
- Stunning open views to the front
- 1419 SQFT

Enjoying wonderful open aspect views across pretty countryside & toward Rivington to the front & offered to the market with the added benefit of no chain delay - this well appointed & substantial detached true bungalow is enviably located along one of Billinge's most sought after roads where properties such as this rarely come on the open market. Ideal then for any clients seeking a large home that also offers the convenience of one floors living, this is the perfect semi-rural location that also enjoys the convenience of being close to lots of amenities / transport links too. Built as a large detached true bungalow, the home offers a spacious 1419 square feet of living space, (plus there is the potential to possibly develop the upstairs too, creating a much larger family home). The property in brief comprises; a welcoming entrance hallway, a spacious 21ft front lounge with feature fireplace & wonderful views, a fitted kitchen with breakfast bar & a range of integrated appliances, a rear utility room & wc / cloaks, three bedrooms (or two beds and a large additional rear sitting room) plus a modern principal bathroom suite. Externally the plot here is another key feature of the home, with the rear garden being particularly spacious, mature and beautifully manicured. The rear enjoys a sunny, south-westerly aspect too meaning it enjoys lots of afternoon sun. To the front there is a driveway which provides ample off road parking & leads through to a detached garage with power & lighting. Early viewings are highly encouraged on this excellent detached bungalow. No chain delay.

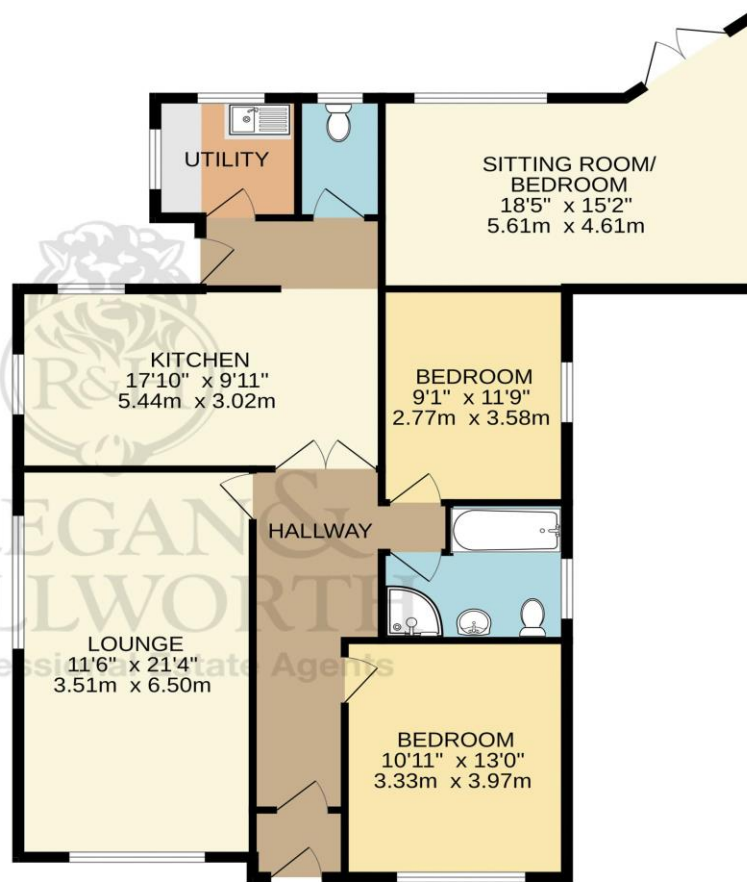




OUTBUILDINGS
244 sq.ft. (22.7 sq.m.) approx.

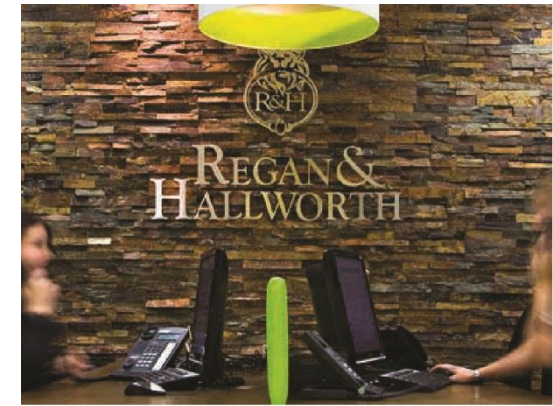


GROUND FLOOR
1175 sq.ft. (109.2 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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.
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