

**FOR SALE**

244, Upholland Road, Billinge, WN5 7DH

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

ESTD  
1996





## 244, Upholland Road, Billinge, WN5 7DH

*Elegant period home with wonderful open views and 1952 SQFT of living space.*

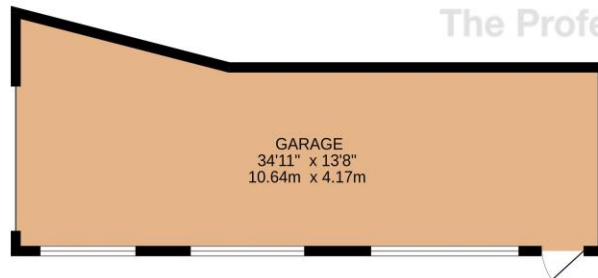
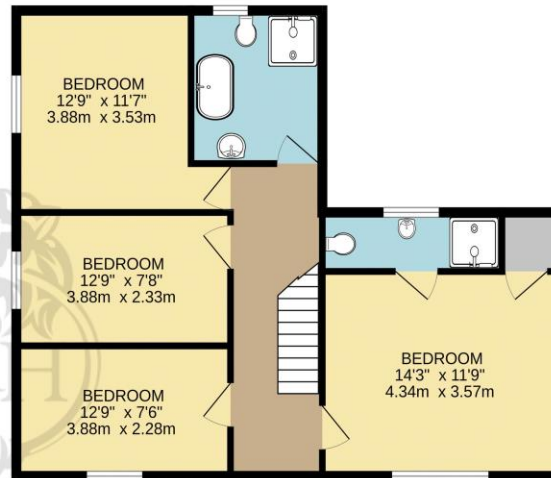
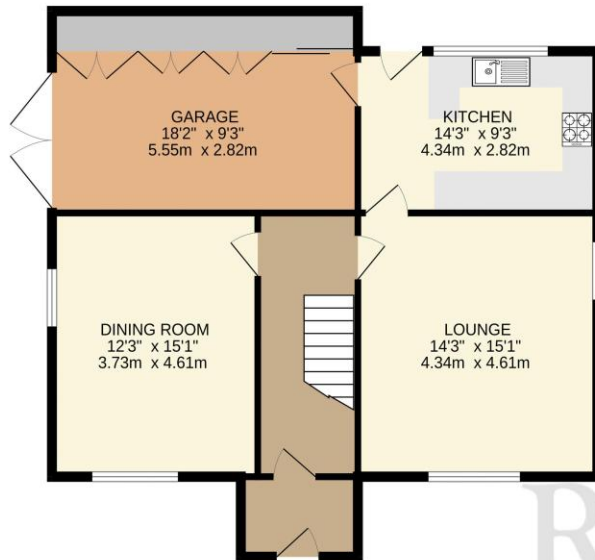


- Elegant period detached home
- Brimming with pretty, original features
- Sleek, high spec fitted kitchen
- No Chain
- 4 bedrooms / 2 reception rooms
- Wonderful open aspect views
- 2 x garages / workshops
- 1952 SQFT

Boasting stunning, internal presentation throughout and enjoying beautiful open views across rolling farmland to the front - this completely unique detached family home is unlike anything else on the market right now & simply must be viewed internally to be fully appreciated. Totalling a very generous 1952 square feet of living space, this beautiful property dates back to the early 1900s & is enviably located along one of Billinge's most coveted settings. Positioned along Upholland Road - a highly prized main road that conveniently rests close to the picturesque Orrell Water Park & just a short walk to Orrell's various shops & amenities, train station & excellent schools. Internally, the home has been beautifully maintained over the years, perfectly balancing elegant period details with a wonderful, contemporary living space that could suit a range of buyers from growing families moving up the housing ladder, to any clients looking purchase a home they can simply move straight into. In brief this immaculate home comprises; an entrance hallway off which are two large reception rooms, with the lounge boasting a lovely feature log burner, there is a sleek, high quality fitted kitchen which is finished with a range of integrated appliances, quartz worktops, a breakfast bar and access into a particularly large garage which could easily be converted into further living space / home office / place to run a business from. Upstairs there are four bedrooms, all beautifully presented, with the master having fitted wardrobes & an en-suite, plus there is a sleek, luxury principal bathroom suite with free standing bath. Externally, the property is brimming with eye-catching kerb appeal. There are gardens to the front and rear, with the cottage-style rear garden boasting a lawned area & patio for sitting out & enjoying lots of privacy. There is also a large rear detached tandem garage / workshop too, which has its own conversion potential / uses for storage. The home is warmed by gas central heating & all the windows are low maintenance Upvc double glazed. Early viewings are highly recommended to appreciate the quality of this unique period home.





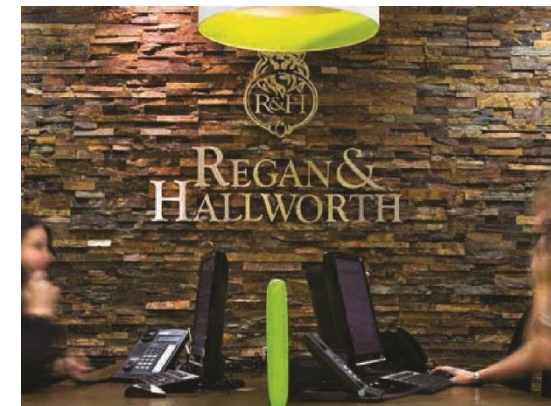


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**TOTAL FLOOR AREA : 1952 sq.ft. (181.4 sq.m.) approx.**

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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