

FOR SALE

3, Heathland, Upholland , WN8 0BP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



3, Heathland, Upholland , WN8 0BP

Outstanding detached family home sat on a large corner plot in the village of Upholland.



- Exceptional detached family home
- Modern open plan kitchen / breakfast room
- Family bathroom and two en-suite shower rooms
- Close to schools and transport links
- Spacious and versatile accommodation
- Five excellent sized bedrooms
- Large gardens / driveway / garage
- 1717 SQ. FT.

This is an exciting opportunity to purchase a substantial detached family home located in the ever-popular village of Upholland. Heathland is sat on a large corner plot and boasts FIVE great sized bedrooms along with an exceptional internal finish and excellent private gardens.

This truly stunning property also offers excellent access to a range of outstanding schools for all ages, great public transport links and local amenities, some lovely country walks from the doorstep and is just a short drive to the M6 and M58 motorway network. Internally the accommodation is set over two floors and in brief comprises of an entrance hallway, cloakroom /wc and then a large formal lounge / sitting room located to the front of the property. To the rear there is an amazing open plan space which houses the modern kitchen / dining / family space, kitchen boat a range of wall, base and drawer units along with some appliances, breakfast bar and then a trendy bar area ideal for home entertaining. A large conservatory off the back giving access to the rear gardens and finishes of the ground floor accommodation. Up on the first floor there are five good sized bedrooms, two large doubles with modern fitted en-suite bathrooms, two more double bedrooms, a single bedroom and then a modern fitted family bathroom to the rear.

Externally Heathland boasts a large private driveway to the front providing off road parking for several cars and access into the integral garage space. The rear private gardens have been tastefully landscaped providing patio area, well maintained lawn and a range of well stocked borders with mature plants and shrubs. Internal inspection is highly recommended to truly appreciate the properties size, its truly outstanding finish and it's amazing location.







TOTAL FLOOR AREA : 1717 sq.ft. (159.5 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 ©2025



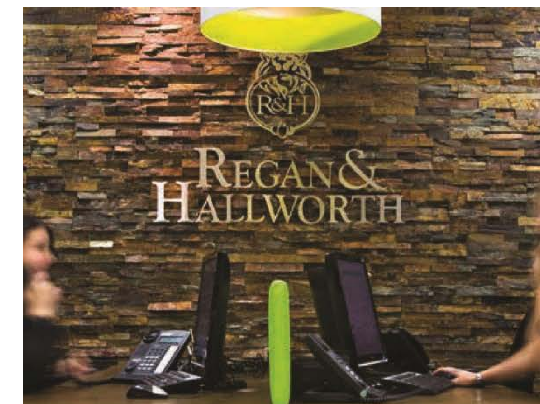
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.



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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com