

**FOR SALE**

319, Upholland Road, Billinge, WN5 7AJ

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

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## 319, Upholland Road, Billinge, WN5 7AJ

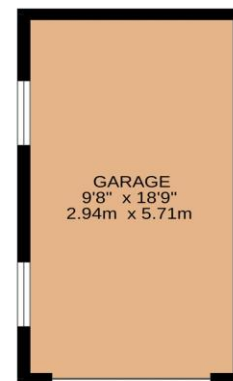
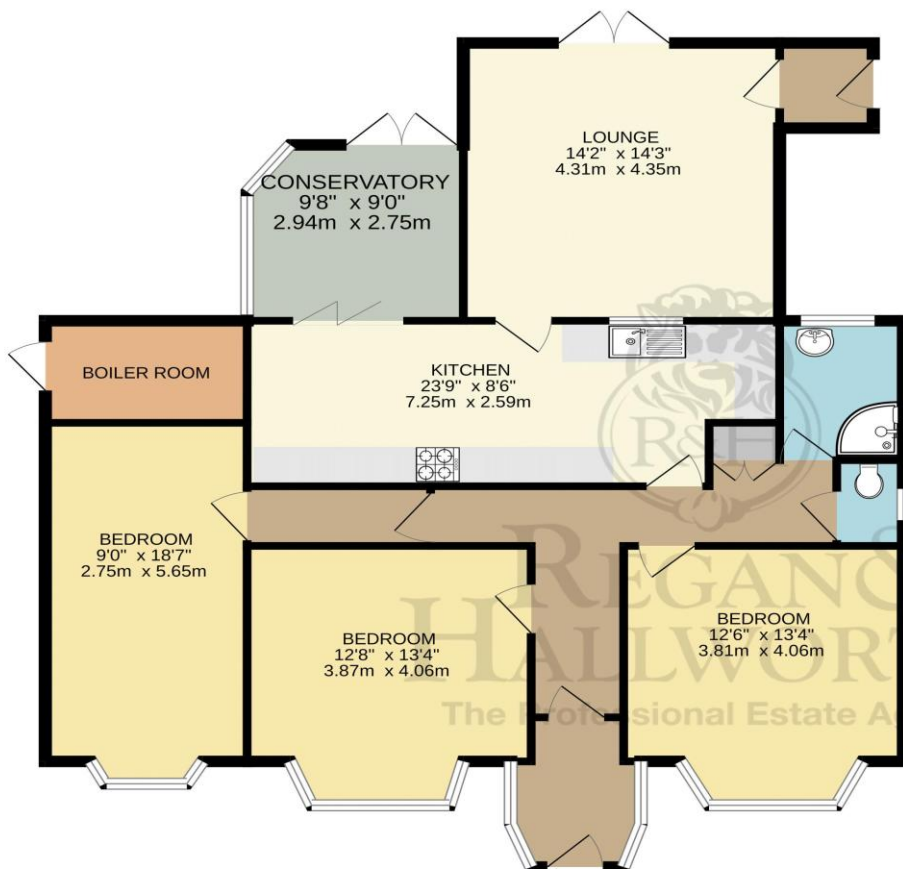
*A rare & charming detached character property backing onto open fields*



- Detached character bungalow
- Suitable for a wide range of buyers
- Conservatory & light-filled extension
- Gorgeous garden backing onto fields
- Extended and remodelled
- Versatile 3 bed accommodation
- Ample parking & detached garage
- 1419 SQ.FT. / No Chain & Freehold

Originally constructed between the 1940s and 1950s, this attractive traditional detached bungalow has been thoughtfully remodelled and enhanced over the past three decades to create a bespoke home that is truly one of a kind. Now offering over 1,400 sq. ft. of versatile accommodation (including the detached garage) the property has been cleverly adapted into a spacious true bungalow, perfectly suited to modern living while still brimming with character and charm. Step inside and you are welcomed into a home that is both comfortable and full of potential. The flexible layout provides three generous double bedrooms to the front and living and entertaining space to the rear making it adaptable to a wide range of lifestyles – whether as a family home, a downsizer's retreat or a property with dedicated home office space. The interiors are presented in very good order, yet also offer scope for some general updating – an exciting opportunity for buyers to inject their own style and create a home finished exactly to their taste. Both a conservatory and a light-filled extension to the rear of the bungalow, provide wonderful additional living spaces with views over the garden. The property is enviably positioned on a large elevated plot that extends beyond a gorgeous enclosed courtyard to the rear onto open fields giving both privacy and a sense of space. The landscaped gardens have been beautifully maintained, with mature planting and colourful borders creating an inviting setting. To the front, a neat driveway leads to a detached garage, providing ample parking as well as practical storage or workshop space. Together with the attractive kerb appeal, the external presentation reflects the quality and potential of the home within. Few bungalows combine this rare mix of traditional character, generous proportions and a setting that offers both convenience and countryside. With its versatile accommodation, landscaped gardens and rear outlook, this is a home that not only meets the needs of everyday living but also offers the perfect backdrop for entertaining, relaxing and enjoying the beauty of its surroundings.





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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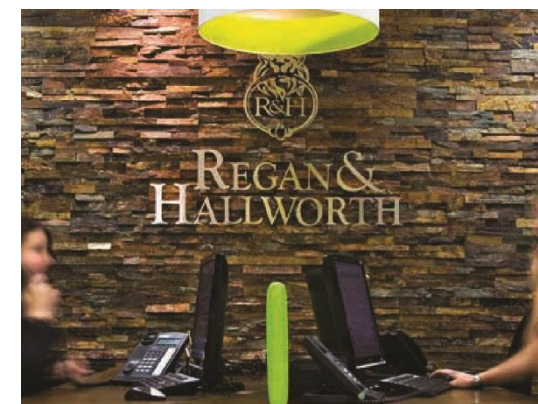
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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