

FOR SALE

196, Upholland Road, Billinge, WN5 7DJ





## 196, Upholland Road, Billinge, WN5 7DJ

*Spacious stone cottage with large detached outbuilding offering multipurpose use.*



- Pretty, stone cottage
- Brimming with potential
- Spacious detached outbuilding
- No onward chain
- 2 bedrooms / open plan layout
- Large rear plot
- Business / annexe potential
- 1177 SQFT

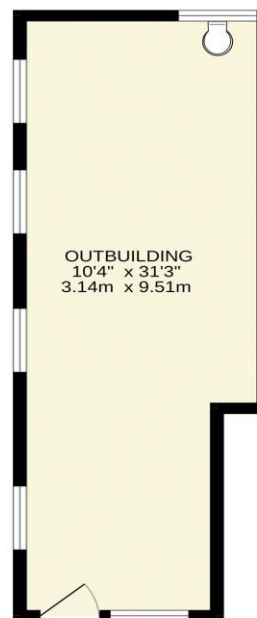
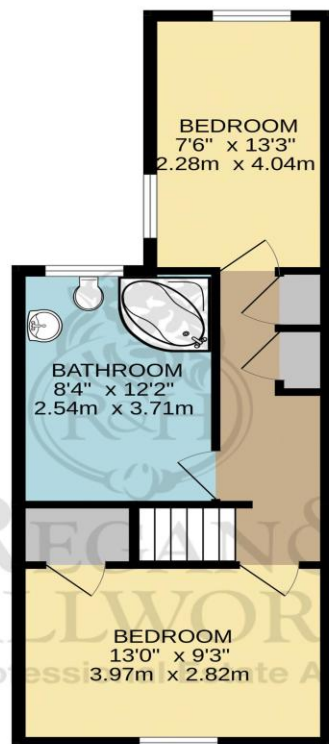
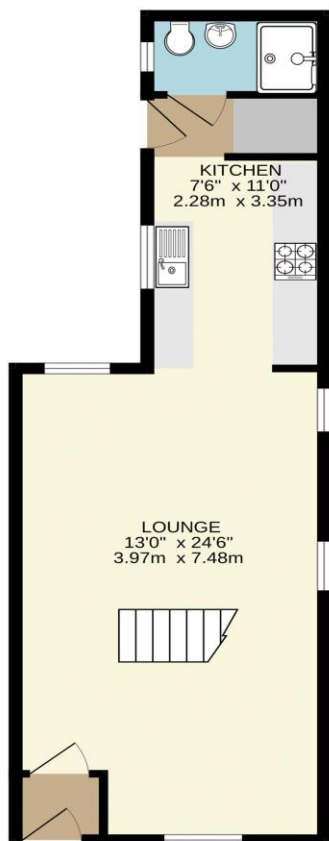
Enviably positioned along the popular Upholland Road in the highly sought after area of Billinge - this pretty, stone fronted cottage is offered to the market with the added benefit of no chain delay & early inspection is essential. Boasting the very unusual feature of a notably long garden at the rear, plus a large detached outbuilding, this home offers something most similarly priced cottages don't. The outbuilding itself formerly was used as a hairdressers & with some additional works would be perfect as a place to run a business from, or even an annexe-style living area. Internally the home is set across two floors, offering excellent potential for any clients seeking a property they can renovate and make their own & in brief comprises; a large open plan lounge through diner with feature burner with a fitted kitchen extension to the rear. Beyond the kitchen is a ground floor shower room, whilst upstairs there are two bedrooms plus a large principal bathroom suite (there is potential here to create a third bedroom (which is was originally), fairly easily too). Externally, to the rear is a large private garden beyond which is the large outbuilding. The outbuilding itself does need work but has recently been extended & boasts a new roof and new windows. There is also running water and a wc, making it perfect as an additional living area or a possible treatment room / studio. Behind the outbuilding is an extra parcel of land which could be converted into a large driveway which could accommodate 2 / 3 vehicles off the road. The cottage is warmed by gas central heating & the boiler is approx 5 years old. Locally, the home rests close to various walks, trails, the picturesque Orrell Water Park plus transport links and numerous amenities. Early viewings are highly recommended on this wonderful stone property. No chain delay











TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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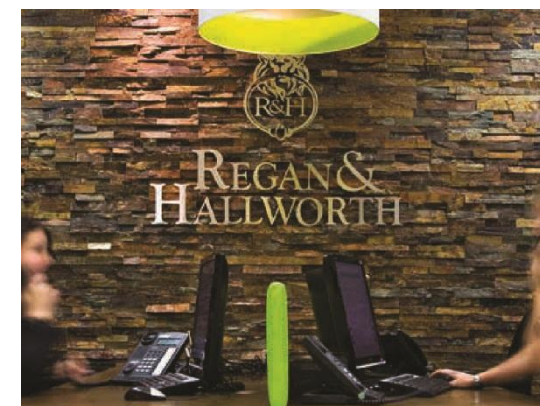
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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