

FOR SALE

339, Upholland Road, Billinge, WN5 7AJ

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

 ESTD
1996



339, Upholland Road, Billinge, WN5 7AJ

Superb, elevated end townhouse with 80ft rear garden and open views.



- Immaculate end townhouse
- Extended to the rear
- Stylish principal bathroom suite
- South-westerly facing plot
- 2 beds / 2 reception rooms
- Beautifully presented throughout
- Mature 80ft rear garden
- 741 SQ.FT.

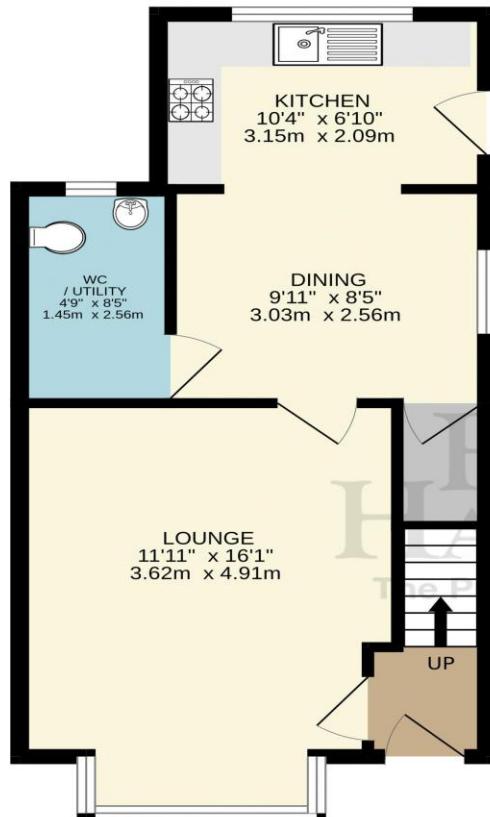
Enjoying an elevated position along a rarely available stretch of Upholland Road, this immaculately presented and thoughtfully extended home occupies a generous plot that features an impressive rear garden extending to approximately 80ft, with pleasant open views. The property has been enhanced by a substantial single-storey rear extension and clever internal remodelling, creating a stylish and practical layout ideally suited to modern family life. Internally, the décor is light and contemporary throughout. The ground floor comprises a welcoming hallway, a charming front reception room with bay window, feature fireplace and solid oak flooring that flows into a spacious dining area and a superb modern kitchen fitted with integrated appliances, including a Bosch cooker. A useful utility room with WC/cloakroom completes the ground floor accommodation. To the first floor are two well-proportioned bedrooms and a beautifully appointed family bathroom finished with full Travertine tiling. Externally, the property enjoys a particularly desirable south-westerly aspect, allowing the rear garden to benefit from late afternoon and evening sun. The mature garden is mainly laid to lawn with an Indian stone flagged patio—ideal for entertaining and family use—while the front offers a charming walled garden, with potential for off-road parking (subject to consents), as seen with neighbouring properties. Set on the semi-rural edge of Billinge, the home is within easy walking distance of excellent local schools and village amenities, while also offering excellent commuter links via the M6 & M58 motorways and nearby train station. A rare opportunity to acquire a beautifully extended home in a sought-after setting, where early viewing is highly recommended.





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GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



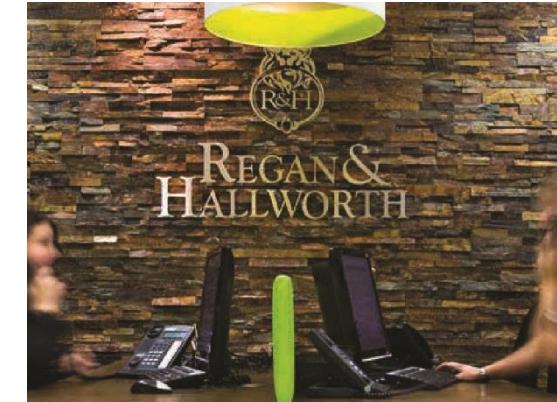
1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of the floor plans and house measurements of doors, windows, rooms and any other items are approximate. 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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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