



Upholland Road, Billinge, Wigan



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£200,000

- SOUGHT-AFTER BILLINGE VILLAGE LOCATION
- TWO-BEDROOM SEMI-DETACHED LAYOUT
- CHARMING FIREPLACE FOCAL POINT
- CONVENIENT ROAD AND BUS LINKS
- CLOSE TO SHOPS AND CAFÉS
- NEAR PARKS AND COUNTRYSIDE WALKS
- FREEHOLD
- EPC RATING E
- ON STREET PARKING



CHARMING 2-BED SEMI-DETACHED PROPERTY FULL OF CHARACTER.

This neutrally decorated two-bedroom semi-detached house is ****for sale**** in the sought-after village of Billinge, near Wigan. The property offers a practical layout comprising one reception room, a kitchen two bedrooms a bathroom & loft room, making it well suited to first-time buyers and families. A notable feature is the charming cottage-style ceiling beams which add character to the property. Another notable feature is the stained-glass windows, which create strong focal points.

Billinge benefits from a good range of local amenities including shops, cafes and everyday services along the village centre and nearby High Street areas. The location is known for its green spaces and walking routes, with access to countryside pathways and local parks ideal for outdoor recreation.



Public transport links are within easy reach. Nearby train services from Wigan (including Wigan North Western and Wigan Wallgate stations) provide regular connections to Manchester and Liverpool, with journey times typically around 30-45 minutes, depending on service. Local bus routes also operate through Billinge, connecting to Wigan town centre and surrounding districts for wider shopping, leisure and employment options.

Families are well served by local schools in and around Billinge and Wigan, alongside community facilities such as sports clubs and play areas. Road links offer straightforward access to the A580 East Lancashire Road and the wider motorway network for commuting across the North West.

Overall, this two-bedroom semi-detached house for sale combines a neutral interior, a fireplace feature and a location close to amenities, public transport and green spaces.

DISCLAIMER

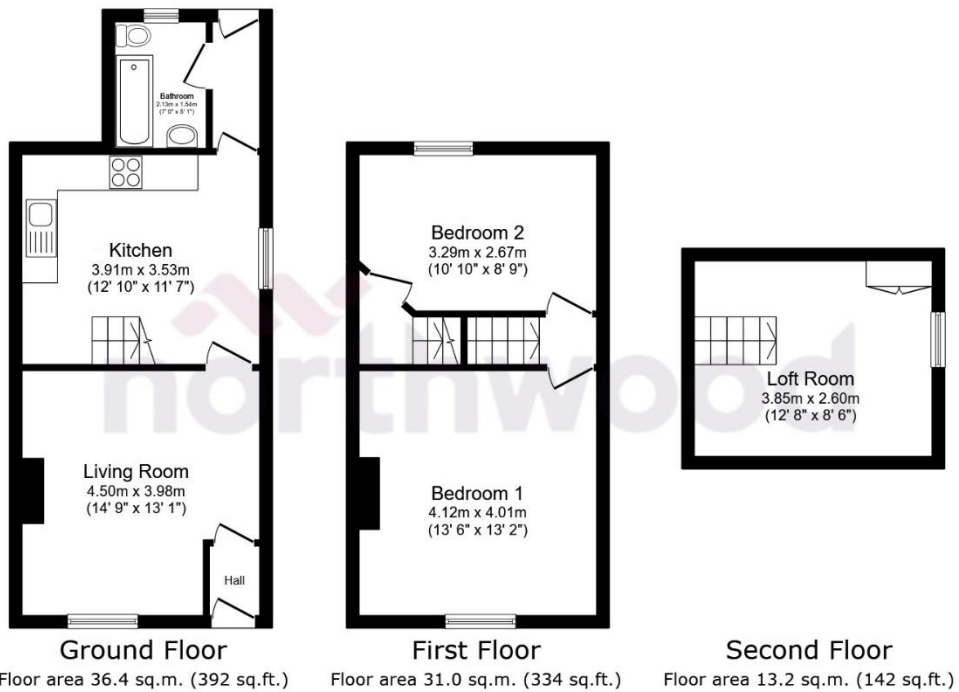
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Total floor area: 80.6 sq.m. (868 sq.ft.)

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Valid until: 4 March 2030

Property type: House

Total floor area: 89 square meters

Energy rating and score

This property's current energy rating is E. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.