

FOR SALE

23, Highmeadow, Upholland, WN8 0BE



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One of the largest three-bedroom homes on Upholland's premier development

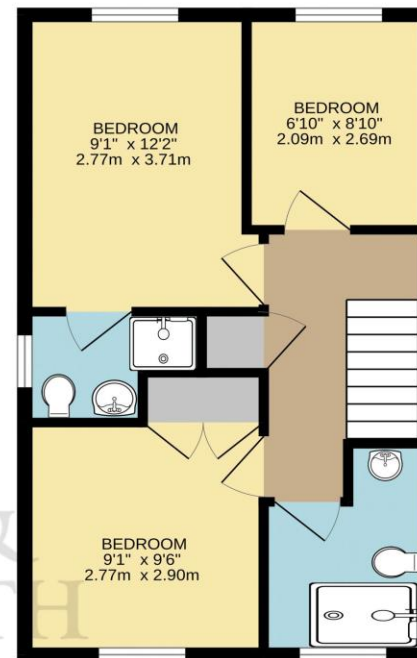
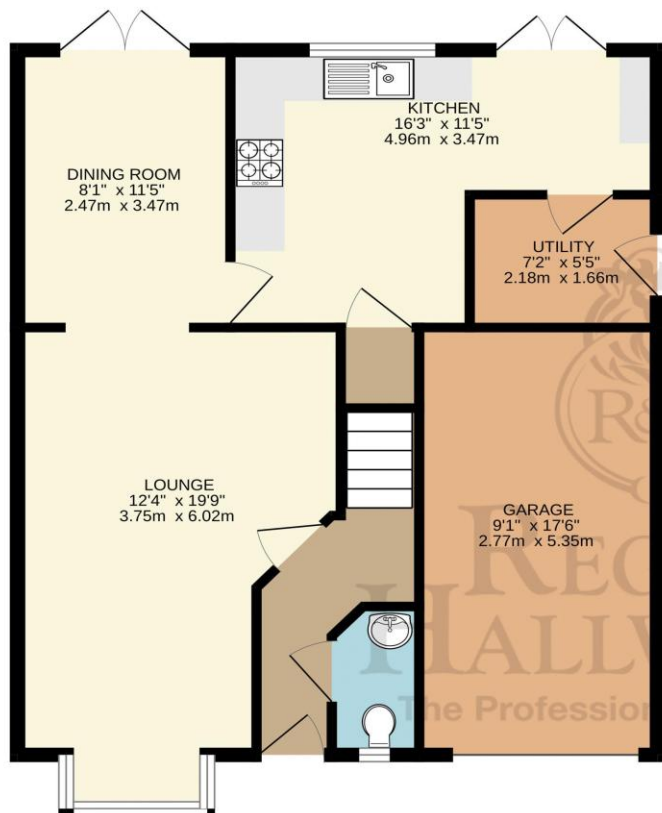


- Detached family home in prime location
- Private plot with woodland outlook
- Two reception rooms
- Separate utility room
- One of the largest 3-bed designs
- Large gardens, garage & solar panels
- Upgraded kitchen & family bathroom
- 1118 SQ.FT.

Situated on what is regarded as one of Upholland's most desirable developments, this superb detached home boasts one of the largest 3 bed designs within the development, offering an impressive 1,118 square feet. Set on a generous plot with larger-than-average gardens, the property enjoys a wonderful sense of privacy, benefiting from attractive wooded aspects to the front and not being overlooked from the rear—a rare combination that creates an idyllic setting for modern family living. Thoughtfully updated by the current owners, the home is ready to move straight into and has been designed with both everyday family life and entertaining in mind. At the heart of the property is a modernised, spacious kitchen and dining room, finished to a high standard and offering ample space for cooking, dining and socialising. French doors open directly onto the rear garden, creating a seamless connection between inside and out. A separate utility room provides valuable additional storage and practicality, keeping the main living areas clutter-free. The generous lounge offers a welcoming space to relax and flows effortlessly into a separate dining room, where a second set of French doors opens onto the patio and gardens. The layout provides excellent versatility and makes the most of the property's private outdoor surroundings. To the first floor are three particularly well-proportioned bedrooms, including an impressive principal suite complete with its own en-suite shower room. The remaining bedrooms are served by a stylishly upgraded family shower room. Outside, the larger-than-average rear garden provides the perfect setting for children to play, summer entertaining or simply relaxing in complete privacy. The pleasant wooded outlook to the front enhances the home's attractive position, while the generous plot provides a wonderful sense of space rarely found on modern developments. Further highlights include a private driveway, a generous attached garage, gas central heating, full double glazing and roof-mounted solar panels, enhancing the home's energy efficiency.







TOTAL FLOOR AREA : 1118 sq.ft. (103.8 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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