

29, Higher Lane, Upholland, WN8 0NL



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Stunning 3 storey cottage with sleek new fitted kitchen & impeccable presentation.



- Stunning end cottage
- Set across 3 floors
- Charming, unique layout
- Newly landscaped garden
- 2 bedrooms / 1 reception room
- Sleek, newly installed kitchen
- Perfect starter home
- 703 SQFT

Brimming with instant eye-catching kerb appeal & benefiting from numerous recent upgrades and enhancements throughout, this totally unique three storey cottage is nestled in the heart of the pretty, historic village of Upholland & enjoys superb and far reaching views to rear. These properties rarely come to the market, and this is a great opportunity to purchase a home which is full of character but also modern in design and impeccably presented throughout. Located on a pretty lane within a mixture of distinctive period homes these cottages have 3 floors of accommodation and enjoy fantastic, elevated views over St Thomas Church & towards Wigan & Rivington.

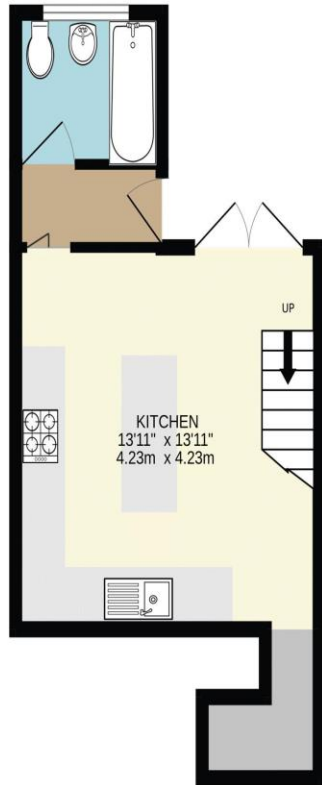
Our clients have significantly upgraded the living space, replacing floorings everywhere, adding a sleek new fitted kitchen, all new radiators, most of the windows have been replaced too & even the upstairs slightly remodelled from its original design. The result is a really impressive living space that in brief comprises; an elegant main lounge with lovely feature fireplace, quality wooden flooring & stairs leading to the first floor where there are two bedrooms with the master bedroom boasting great views, fitted wardrobes & lovely, panelled walls. There is a super, lower ground floor which accommodates the luxury fitted kitchen diner which is a fantastic addition to the living space & is finished with a range of integrated appliances, porcelain flooring & a stunning central island unit. There is a single storey rear extension that houses the principal bathroom with modern 3 piece suite in white including a freestanding bath.

To the rear, the garden is in the process of being completely overhauled and professionally landscaped, with a mixture of a new patio area, lawn & fencing. Being on the end too, the house has its own private access down the side of the property. To the front there is convenient lay-by off road parking. Viewings are essential on this wonderfully presented cottage.

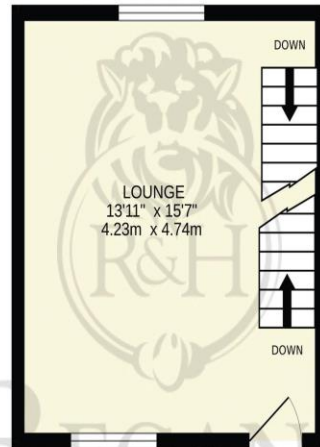




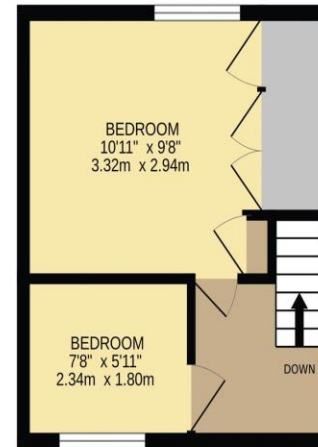
LOWER FLOOR
272 sq.ft. (25.2 sq.m.) approx.



ENTRANCE FLOOR
216 sq.ft. (20.1 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555

wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727

standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644

parbold@reganandhallworth.com



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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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