



13, Ellis Road, Wigan, WN5 7TR

Asking Price £300,000

*David
Davies* *Collection*

13, Ellis Road, Wigan, WN5 7TR

- EPC: D
- Council Tax Band: C
- Spacious Open Plan Living/Dining Area
- Spacious Rear Garden
- Freehold
- Extended Four Bedroom Semi Detached Property
- Stunning Modern Shower Room
- Off Road Parking

David Davies Sales & Lettings Agent are delighted to welcome to market this stunning four-bedroom semi-detached home, ideally located in the highly sought-after area of Billinge. Offering an abundance of superb modern and contemporary living accommodation, this property is perfect for families seeking both style and space.

Upon entering via the impressive entrance hallway, the tone is immediately set for what this exceptional home has to offer. The ground floor features a spacious sitting room, a sleek and modern ground floor shower room, and to the rear, a beautifully designed open-plan lounge and dining area. Bathed in natural light and boasting views of the rear garden, this space is ideal for relaxing and entertaining. A large, fitted kitchen completes the ground floor layout, offering ample space for culinary enthusiasts.

To the first floor, the property comprises four generously-sized bedrooms, providing versatile accommodation for a growing family, guests, or those working from home.

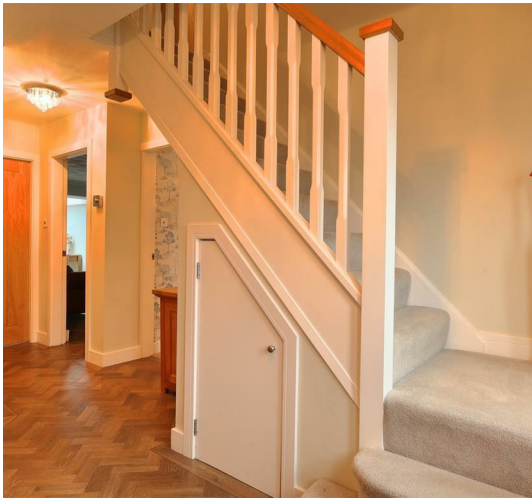
Externally, the home enjoys a private driveway to the front, with gated access leading to the rear. The rear garden is a real highlight, featuring a detached garage, a paved patio area perfect for alfresco dining, and a good-sized lawned area ideal for children to play or simply enjoying outdoor living.

The location of this property benefits from being within the catchment area for many of the locally acclaimed schools, with St. Mary's Catholic Primary School, Billinge St. Aidan's Primary School & Upholland High School being just a stone throw away - perfect for any home of a growing family. Furthermore, an array of local shops, amenities, eateries and are within easy reach.

A yearly Rentcharge of £3 is payable on this property.

EPC: D







David Davies

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David Davies

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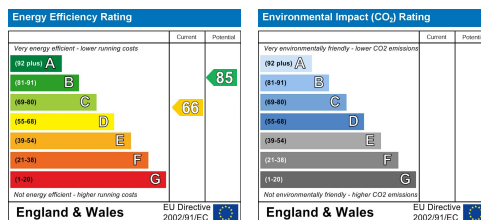
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