



18, Belmont Avenue, Billinge, WN5 7BZ

£180,000

*David
Davies* *Collection*



18, Belmont Avenue, Billinge, WN5 7BZ

- EPC: TBC
- Council Tax Band: B - Wigan
- Leasehold - 909 Years Remaining
- Semi Detached Property
- Extended To The Rear
- Offered With No Onward Chain
- Two Spacious Reception Rooms
- Two Double Bedrooms And Family Bathroom
- Quiet And Sought After Location In Billinge
- Driveway Parking & Private Rear Garden

David Davies Sales & Lettings Agent are delighted to bring to market this two-bedroom semi-detached home situated on a quiet and highly sought-after road in Billinge, offered with 'No Onward Chain.'

The property presents fantastic potential for modernisation and extension, making it the ideal opportunity for buyers looking to create their dream home. It has already been extended to the rear, significantly reducing renovation costs and providing a superb, versatile floorplan ready to be opened into a stunning open-plan kitchen, dining, and living space.

The ground floor comprises an entrance vestibule, welcoming hallway, front living room, and an additional reception room offering space for a second sitting area or dining room. The kitchen completes the ground floor accommodation.

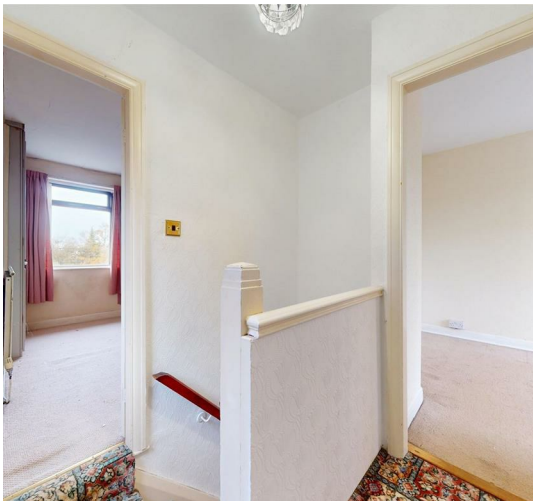
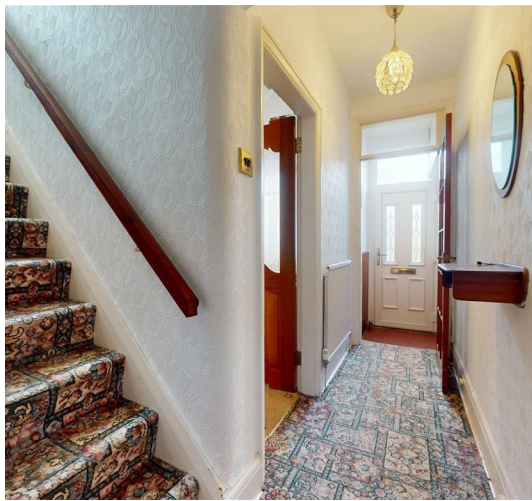
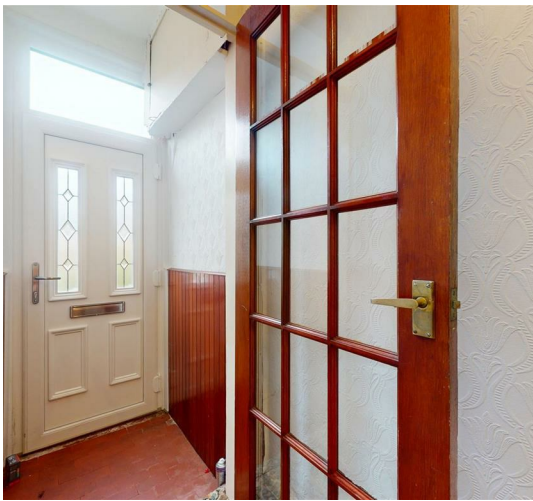
To the first floor are two generously sized double bedrooms and a three-piece family bathroom.

Externally, the property boasts a good-sized private rear garden, driveway parking for two cars, and further potential to extend to the side, subject to planning permission.

With its quiet location, strong potential, and no chain, this property is an excellent opportunity for those seeking a home to modernise and make their own.

EPC: TBC





Floorplan To Follow



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David Davies

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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