



STAPLETON DERBY



Wells Avenue, Wigan, WN5 7NN

£350,000



Nestled on Wells Avenue in the charming village of Billinge, this unique detached family home offers a delightful blend of comfort and potential. With three reception rooms, this property provides ample space for both relaxation and entertainment. Originally designed with three bedrooms, the home currently features two generous double bedrooms, which can be easily converted back to accommodate a growing family if desired.

One of the standout features of this residence is the stunning views it offers. On a clear day, you can gaze across the landscape all the way to the Wirral Peninsula, making it a picturesque setting to enjoy from the comfort of your home. The orangery to the side of the property serves as a perfect sun trap, allowing you to bask in natural light throughout the day.

The rear garden is a true haven, providing a tranquil space for outdoor activities and gatherings. Additionally, the property boasts a detached

- Detached Family Home
- Two Reception Rooms
- Well Sized Kitchen Diner
- Detached Garage And Two Separate Driveways
- Potential To Extend (Subject To Permissions)
- Two Double Bedrooms (Originally Three)
- Orangery To Side Plus Sun Trap Rear Garden
- Stunning Views All The Way Across To The Wirral Peninsula
- Very Well Presented
- EPC - TBC

