



72 Royden Road, Wigan, WN5 7LP

£285,000



**STAPLETON
DERBY**

Set on the charming Royden Road in Billinge, this semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Heavily extended, this property boasts a generous layout that is larger than average, making it ideal for a growing family.

Upon entering, you are greeted by a welcoming porch and hallway that lead into an open-plan lounge and dining area, perfect for entertaining guests or enjoying family time. The modern kitchen diner is designed for both functionality and style, providing a delightful space for culinary creations. Additionally, there is a large room that can serve as a SIXTH bedroom or a home office, currently utilised as an office, along with a convenient shower room.

The first floor features five well-proportioned bedrooms, four of which are doubles, ensuring ample space for rest and relaxation. The family bathroom is fitted with a white suite, catering to the needs of the household.

Outside, the property is complemented by front and rear gardens, offering a lovely outdoor space for children to play or for hosting summer gatherings. The rear garden features a lawn, a patio area, and a timber built hot tub area, creating a perfect retreat for unwinding after a long day. A large shed provides additional storage solutions, ensuring that the garden remains tidy and organised.

With parking available to the front via a driveway and being conveniently located close to local amenities and schools, this home is not only practical but also perfectly positioned for family life. This property truly embodies the essence of comfortable living in a desirable area.





STAPLETON
DERBY





- lamp ☐ 17. Daisy Chain ☐
walks ☐ 18. Allnighter ☐
y falls ☐ 19. Water park ☐
ashells ☐ 20. Swimming ☐
board ☐ 21. Piercing ☐
t ☐ 22. Shopping spree ☐
n sunday ☐ 23. 5k run ☐
ay ☐ 24. Friendship bracelet ☐
25. Ice Bucket Challenge ☐
sunrise ☐ 26. Picnic ☐
sunset ☐ 27. road trip ☐
a lake ☐ 28. Movie night ☐
ontest ☐ 29. Hot tub ☐
ght ☐ 30. Blanket fort ☐
31. Get a tan ☐

 STAPLETON
DERBY

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

office@stapletonderby.co.uk

www.stapletonderby.co.uk

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.