



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 ☐

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	74	83	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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