



**53, Royden Road, Wigan, WN5 7LP**

Asking Price £210,000

*David  
Davies* Collection



## 53, Royden Road, Wigan, WN5 7LP

- Title: Freehold (Possessory Title)
- Council Tax Band:
- EPC: C
- No Onward Chain
- Opportunity For Stunning Open Plan Kitchen Diner
- Open Plan Living Room Through Dining Room
- Three Well-Proportioned Bedrooms
- Mature & Private Rear Garden

Enviably positioned within a quiet and highly regarded residential setting, and offered to the market with the added benefit of no onward chain, this impressive semi-detached home occupies an excellent plot on the ever-popular Royden Road.

Ideally located just off Newton Road, the property enjoys convenient access to a range of local amenities, reputable schools, motorway links, and Billinge Village Centre, making it perfectly suited to families, first-time buyers, and professionals alike.

The property has been lovingly maintained over the years and presents an excellent opportunity for a new owner to modernise and personalise to their own taste. Already benefitting from a rear extension, the home offers generous living space and exciting further potential for contemporary open-plan living.

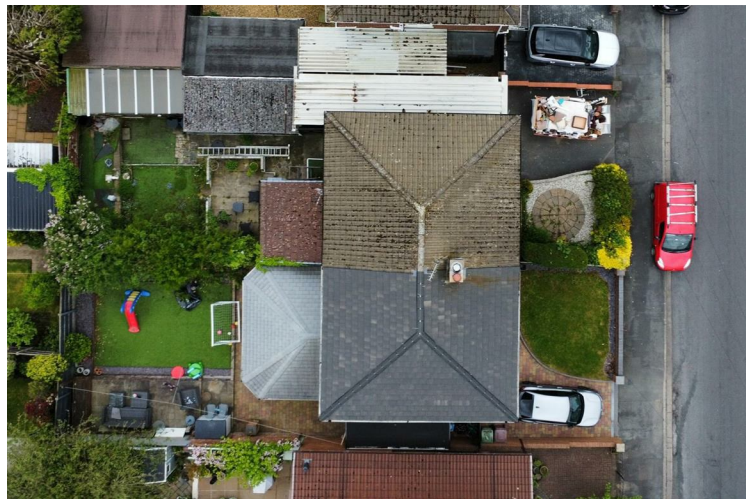
Internally, the accommodation briefly comprises a welcoming entrance hallway, leading to a spacious open-plan living room through dining room, which flows seamlessly into the additional rear reception room created by the extension. A modern fitted kitchen completes the ground floor and offers further scope to be opened up into the adjoining reception space, creating a superb modern kitchen diner if desired.

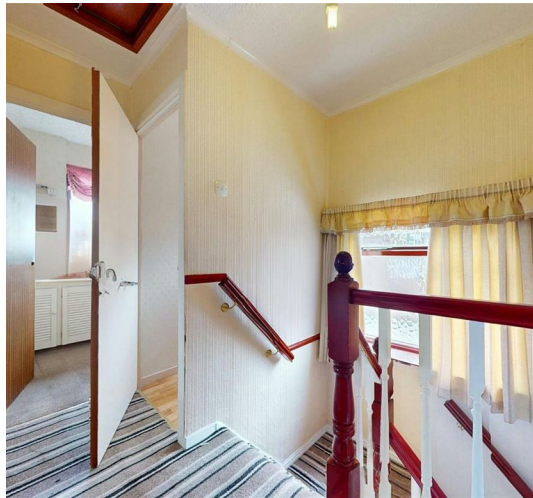
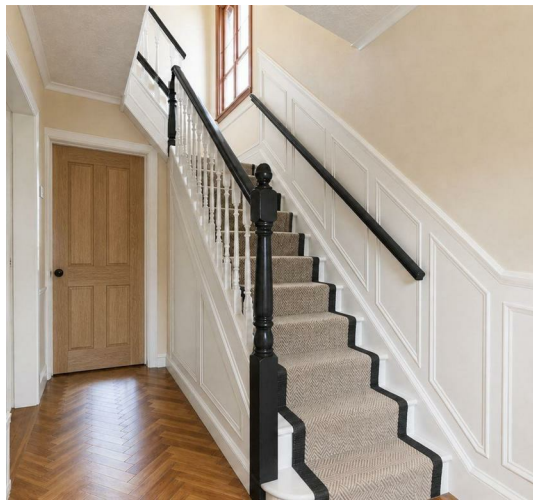
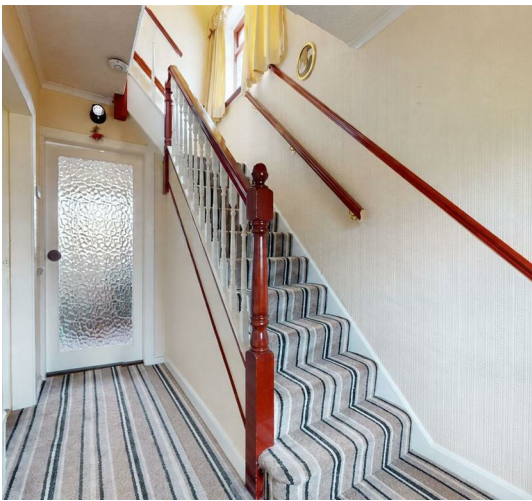
To the first floor, there are three well-proportioned bedrooms together with a family bathroom and separate WC. Subject to requirements, there is also potential to combine these spaces to create a larger contemporary four-piece bathroom suite.

Externally, the property benefits from a mature and private rear garden, offering excellent outdoor space along with useful storage facilities and plenty of potential for landscaping. To the front, a private driveway provides off-road parking.

This is a fantastic opportunity to acquire a spacious home in a sought-after location with huge potential to create a wonderful long-term family residence. Early viewing is highly recommended.

EPC: C







**David Davies**

Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

*David Patrick David*

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		70	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			