



8 Holt Crescent, Wigan, WN5 7PN

Offers In The Region Of £249,950



**STAPLETON  
DERBY**

Perfectly situated in the charming heart of Billinge village, Holt Crescent presents an exceptional opportunity for families seeking a delightful semi-detached home. This well-appointed property boasts three generously sized bedrooms, making it ideal for both growing families and those looking for extra space.

Upon entering, you are welcomed into a hallway leading to the spacious lounge that offers a perfect setting for relaxation and family gatherings. The open-plan kitchen diner is a standout feature, equipped with integrated appliances that cater to modern living. Adjacent to the kitchen, a utility room is ideal to keep the washing out of the way, it also houses the contemporary Worcester combi boiler, ensuring efficiency and convenience.

The first floor is complemented by a newly fitted white suite bathroom, providing a fresh and stylish space for daily routines. Outside, the property truly shines with a sun trap south-facing rear garden, complete with a patio and lawn area that is not overlooked, offering a private oasis for outdoor enjoyment.

Parking is a breeze with a carport and driveway accommodating up to three vehicles, along with a lawned garden at the front, enhancing the property's curb appeal. The location is particularly desirable, situated close to local schools, shops, and scenic walks, making it a perfect choice for families looking to settle in a vibrant community.

In summary, this semi-detached house on Holt Crescent is a wonderful blend of comfort, style, and practicality, set in a popular family-friendly area. It is a must-see for anyone looking to make a home in Billinge.



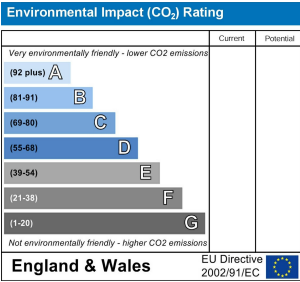
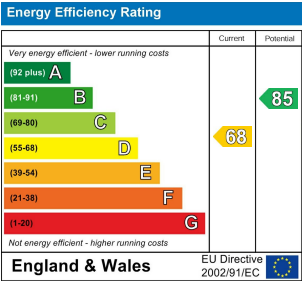


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