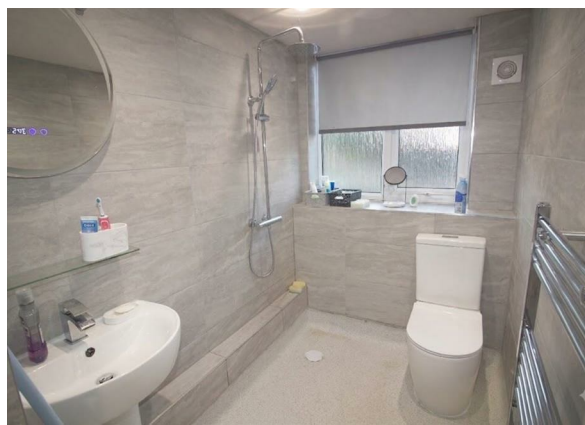


Gantley Avenue, Billinge, Wigan, WN5 7AF
Offers In The Region Of £87,000
Council Tax Band: A



This is a fabulous opportunity to purchase this well presented two bedroomed ground floor flat in an attractive area of Billinge, Wigan in a quiet cul-de-sac. Offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, investment buyers or those looking to down size.

Accessed via a secure communal entrance, upon entering the flat, you are greeted by a warm and inviting atmosphere. The living area is spacious and filled with natural light, creating a welcoming space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively.

The kitchen is functional and equipped with essential appliances, making it a practical area for preparing meals.

Both bedrooms are generously sized, providing ample room for furnishings and personal touches. The bathroom is well-appointed, offering a comfortable space for daily routines.

Externally, there is ample parking space at the front, there is a communal garden to the front and side of the property with mature shrubs and well maintained grounds creating an attractive setting.

Situated in a quiet neighbourhood, this property benefits from local amenities, including shops, schools, and parks, all within easy reach. The surrounding area is known for its friendly community and picturesque scenery, making it an ideal place to call home.

In summary, this two-bedroom ground floor flat on Gantley Avenue presents an excellent opportunity for those looking to settle in a serene environment while still being close to the conveniences of modern living.

Early viewing is highly recommended for this delightful home

EPC Rating Grade D
Council Tax Band A



Open House Wigan North



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC