



8, Gerrard Road, Wigan, WN5 7ND

Asking Price £229,500

*David
Davies* *Collection*

8, Gerrard Road, Wigan, WN5 7ND

- EPC: D
- Council Tax Band: B
- Tenure: Freehold
- Three Bedroom Family Home
- 15ft Detached Garage & Enclosed Carport
- Brand New Roof To Carport
- Modern Dining Kitchen With French Doors
- Living Room With Bay Window
- Ample Off-Road Parking
- Village Location Close To Local Amenities

This beautifully presented three-bedroom family home offers spacious and versatile accommodation, together with a larger-than-average split-level rear garden, substantial 15ft detached garage and enclosed carport. The carport has recently benefited from a full new roof and provide an excellent range of potential uses, whether for storage, a gym, workshop or additional recreational space.

Ideally positioned within a popular part of the village, the property is conveniently located close to St Aidan's Primary School, with Main Street and a range of local shops and amenities also within easy reach. The property has been thoughtfully renovated and improved by the current owners over recent years and is presented with modern décor throughout.

The accommodation briefly comprises; entrance porch, welcoming hallway and spacious lounge, featuring a bay window and attractive modern feature fireplace. To the rear is a modern dining kitchen, fitted with a range of contemporary units, induction hob and electric oven, with French doors providing direct access to the rear garden.

To the first floor, a bright landing provides access to three well-proportioned bedrooms and a modern, fully tiled family bathroom.

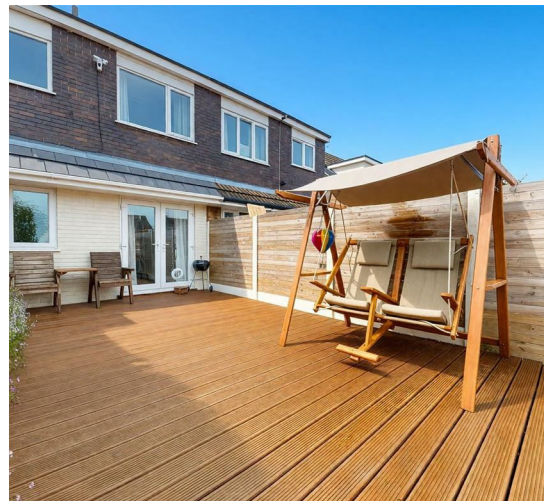
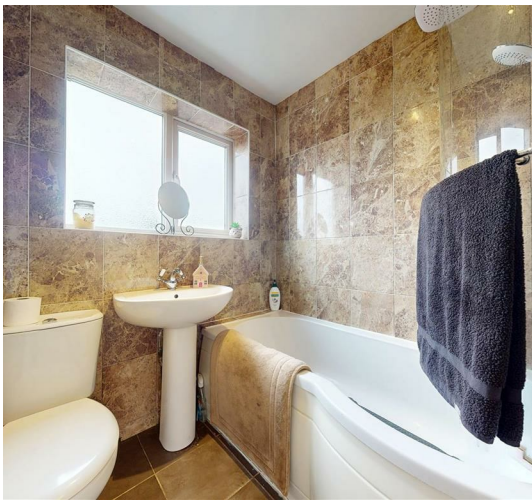
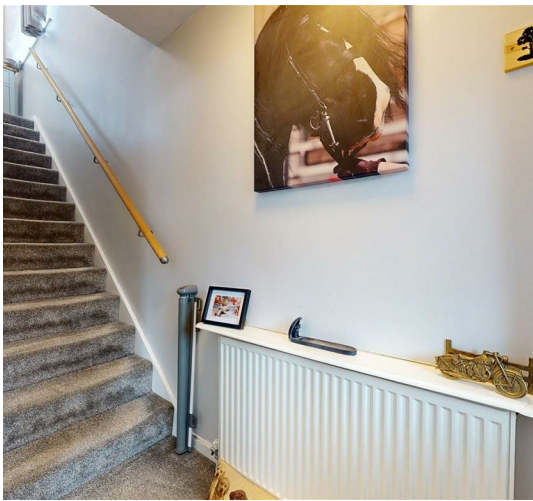
Externally, the property benefits from ample off-road parking, together with a useful enclosed carport and detached 15ft garage with electricity, offering excellent additional storage and versatile space. The recently renewed roof further enhances the practicality of this area.

To the rear is a particularly impressive split-level garden, featuring a spacious decked area which is ideal for outdoor dining and entertaining during the warmer months, alongside a separate lawned area providing an excellent space for children and families.

Further benefits include UPVC double glazing, gas central heating with a combi boiler, modern presentation throughout and excellent access to local amenities and transport links.

EPC: TBC







David Davies

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David Davies

