



# STAPLETON DERBY



## Abbots Way, Wigan, WN5 7SB

### Offers Over £265,000



Nestled in the charming village of Billinge, Wigan, this delightful semi-detached house on Abbots Way presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

With a generous footprint, larger than other semi-detached homes close by; the home provides ample room for both living and storage. The property features a well-maintained FOUR piece white suite bathroom, ensuring convenience for all family members. Additionally, the presence of a garage and driveway parking adds to the practicality of this residence, making it easy to come and go as you please.

Set in a peaceful village location, residents can enjoy the tranquility of country walks right on their doorstep, making it an ideal setting for those

- SEMI DETACHED PROPERTY
- NO UPWARD CHAIN INVOLVED
- GAS CENTRAL HEATING & DOUBLE GLAZING
- LOCAL AMENITIES NEARBY/CLOSE TO MAJOR MOTORWAY LINKS
- DRIVEWAY WITH AMPLE PARKING & GARAGE
- THREE BEDROOMS/UTILITY ROOM
- EXCELLENT SOUGHT AFTER LOCATION
- CLOSE TO WELL REGARDED SCHOOLS
- SPACIOUS FRONT GARDEN/ENCLOSED REAR GARDEN
- VIEWING STRONGLY RECOMMENDED TO APPRECIATE THIS FAMILY HOME



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