



26, Ellis Road, Wigan, WN5 7TR

Asking Price £280,000

David
Davies *Collection*

26, Ellis Road, Wigan, WN5 7TR

- EPC:D
- Freehold
- Semi Detached Dormer Bungalow
- Three Reception Rooms
- Driveway Parking
- Council Tax Band: C
- Terrific Corner Plot With Full New Roof
- Three Bedrooms
- Detached Garage
- Conservatory Roof Converted

We are delighted to present this attractive three-bedroom semi-detached home, occupying a prime corner plot on the ever-popular Ellis Road in Billinge. The property has recently undergone some work, including a full new roof including the conservatory, meaning you can now get use out of it all year round.

The accommodation is thoughtfully arranged and briefly comprises a welcoming entrance hallway, two reception rooms, with the main lounge flowing seamlessly into a generously sized conservatory with a converted roof that overlooks the rear garden. The fitted kitchen is well appointed, offering an extensive range of quality wall and base units complemented by solid worktops and a convenient breakfast bar. Completing the ground floor is a modern three-piece family bathroom.

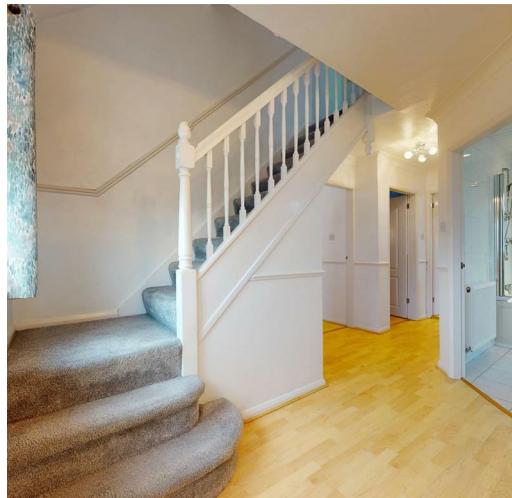
To the first floor are three well-proportioned bedrooms, all of which benefit from fitted wardrobes. The property further benefits from gas central heating and full double glazing throughout.

Externally, the home enjoys a private front garden and driveway parking, along with a substantial side garden laid to lawn. A detached garage with an up-and-over door and rear access provides secure parking or additional storage. To the rear, the beautifully maintained garden features a lawn and a paved patio area, creating an ideal space for outdoor entertaining during the warmer months.

Conveniently located, the property is within easy reach of local village amenities, well-regarded schools and excellent commuter links to Liverpool, Manchester and beyond.

EPC: D







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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	EU Directive 2002/91/EC



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



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