



71, Carr Lane, Wigan, WN3 5NL

Offers Over £300,000

*David
Davies* *Collection*



71, Carr Lane, Wigan, WN3 5NL

- EPC: TBC
- Council Tax Band: D
- Freehold
- Four Spacious Bedrooms
- Large Detached Property
- Sat On Substantial Plot
- Open Plan Living Room Through Dining Room
- Family Bathroom & Ground Floor WC
- Large Private Rear Garden & Detached Gargage
- Driveway PArking Fot Multiple Cars

David Davies Sales & Lettings Agent are delighted to present this spacious four-bedroom detached family home, occupying a substantial plot in a sought-after residential location. Backing directly onto mature woodland, the property enjoys an exceptional degree of privacy, creating a peaceful setting that is rarely found.

To the front, the home benefits from a generous driveway providing off-road parking for multiple vehicles, making it ideal for growing families.

Internally, the accommodation begins with a welcoming entrance hallway leading to a spacious open-plan living and dining room, offering an excellent space for both everyday family life and entertaining. To the rear is a modern fitted kitchen overlooking the impressive garden. The current layout also presents fantastic potential for buyers wishing to reconfigure the accommodation, with scope to create a cosy front lounge alongside a stunning open-plan kitchen, dining and family room across the rear of the property, subject to any necessary approvals. A convenient ground floor WC completes the ground floor.

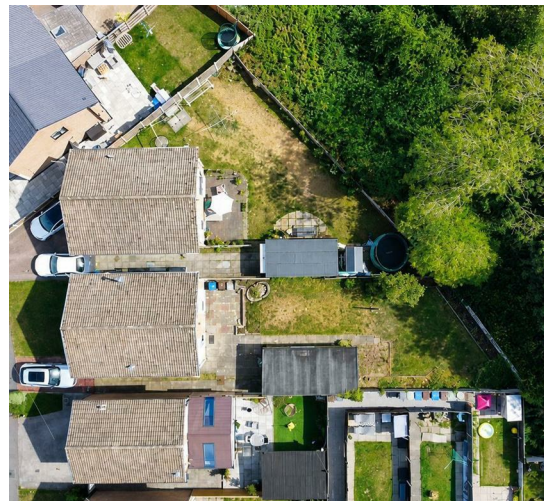
To the first floor, the landing provides access to four well-proportioned bedrooms, all offering excellent space for family living, together with a stylish modern shower room.

The rear garden is undoubtedly one of the property's standout features. Occupying a substantial plot, it offers complete privacy thanks to the mature woodland backdrop, creating a wonderful outdoor space to relax and entertain. A flagged patio provides the perfect seating area for enjoying the warmer months, while the large detached garage offers excellent storage, workshop space or secure parking.

Combining generous living accommodation, outstanding potential, a substantial private plot and an enviable woodland setting, this fantastic family home presents an exciting opportunity for buyers looking to create their forever home. Early viewing is highly recommended.

EPC: TBC





Floorplan To Follow



The image shows the exterior and interior of the David Davies Estate Agency. The storefront features the company name in large, illuminated blue script. Inside, there are several display boards filled with property listings. A circular inset shows a bright, empty room with large windows and a wooden floor.

David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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	