



20, Trent Road, Wigan, WN5 7QT

Asking Price £270,000

*David
Davies*  *Collection*



20, Trent Road, Wigan, WN5 7QT

- Tenure: Leasehold
- Council Tax Band: C
- EPC: TBC
- No Onward Chain
- Large Three Bedroom Semi Detached
- Needs Modernisation Throughout
- Driveway Parking & Garage
- Large Private Rear Garden
- Open Plan Living Room Through Dining Room
- Excellent Location

Offered to the market with no onward chain, this substantial three-bedroom semi-detached property presents an exciting opportunity for buyers seeking a home with immense potential in a highly desirable residential location. Requiring modernisation throughout, the property offers the perfect project for those looking to create their ideal family home and add significant value.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious living room which opens through to the dining room, creating an excellent entertaining and family space. From here, access is provided to the conservatory overlooking the rear garden, whilst the kitchen is positioned to the rear of the property.

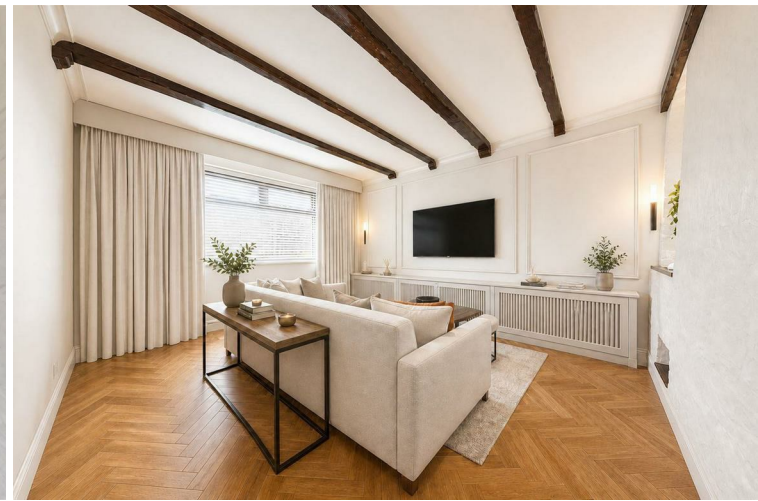
To the first floor, the landing leads to three generously sized bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the front providing off-road parking for multiple vehicles, along with access to the garage.

A real highlight of this home is the impressive rear garden. Completely private and enjoying a peaceful setting, the garden features a flagged patio area ideal for outdoor seating and entertaining, together with a substantial lawned garden, offering excellent space for families, gardening enthusiasts, or future landscaping projects.

This freehold property represents a rare opportunity to acquire a spacious home in a sought-after area and transform it into something truly special. Early viewing is highly recommended.

EPC: TBC





Floorplan To Follow





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

David Patrick Davis

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	