



83, Carr Mill Road, Wigan, WN5 7TX

Asking Price £595,000

*David
Davies* Collection



83, Carr Mill Road, Wigan, WN5 7TX

- EPC: TBC
 - Freehold
 - Substantial Detached Character Cottage
 - Four Double Bedrooms & Converted Loft Room
 - Extensive Driveway Parking For Approx. 8 Cars
- Council Tax Band: C
 - No Onward Chain
 - Prestigious Carr Mill Road, Billinge Location
 - Multiple Reception Rooms With Exposed Beams
 - Spectacular Views Over Wildlife Pond

We are delighted to welcome to the market this substantial detached cottage, occupying a prestigious position along the ever-popular Carr Mill Road in Billinge. Set within a generous plot and bursting with character, this impressive property offers an exciting opportunity for an investor or purchaser to undertake a programme of refurbishment and create a truly exceptional family home. Offered for sale with NO ONWARD CHAIN, the property combines tremendous potential, generous accommodation and a beautiful setting.

Please note some photos are AI to showcase the proeptries potential.

The property boasts outstanding kerb appeal, with an attractive garden frontage, low-rise boundary wall and an extensive driveway providing parking for approximately eight vehicles.

Internally, the accommodation begins with an entrance porch leading into a characterful open-plan living and dining room, featuring attractive exposed ceiling beams. There is also an impressive additional reception room to the side, together with a further reception room positioned centrally within the property, leading through to a rear sunroom. The large fitted kitchen enjoys lovely views over the rear surroundings, whilst a ground-floor WC and cloakroom complete the ground-floor accommodation.

To the first floor, a spacious landing provides access to four generous double bedrooms and a substantial four-piece family bathroom. One bedroom benefits from its own en-suite facilities, whilst another provides staircase access to a fully converted loft room, offering excellent versatility as a home office, hobby room, additional sleeping space or storage, subject to any necessary permissions.

Externally, the property benefits from a low-maintenance rear yard and an additional garden area to the side. The real standout feature is the spectacular outlook from the rear, overlooking a beautiful duck pond teeming with wildlife and creating a wonderfully peaceful setting.

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 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	