



18, Belmont Avenue, Billinge, WN5 7BZ

£180,000

David Davies
Collection

18, Belmont Avenue, Billinge, WN5 7BZ

- EPC: D
- Leasehold - 909 Years Remaining
- Extended To The Rear
- Two Spacious Reception Rooms
- Quiet And Sought After Location In Billinge
- Council Tax Band: B - Wigan
- Semi Detached Property
- Offered With No Onward Chain
- Two Double Bedrooms And Family Bathroom
- Driveway Parking & Private Rear Garden

David Davies Sales & Lettings Agent are delighted to bring to market this two-bedroom semi-detached home situated on a quiet and highly sought-after road in Billinge, offered with 'No Onward Chain.'

The property presents fantastic potential for modernisation and extension, making it the ideal opportunity for buyers looking to create their dream home. It has already been extended to the rear, significantly reducing renovation costs and providing a superb, versatile floorplan ready to be opened into a stunning open-plan kitchen, dining, and living space.

The ground floor comprises an entrance vestibule, welcoming hallway, front living room, and an additional reception room offering space for a second sitting area or dining room. The kitchen completes the ground floor accommodation.

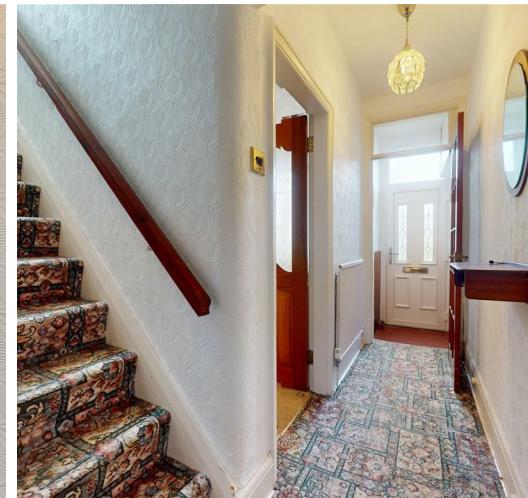
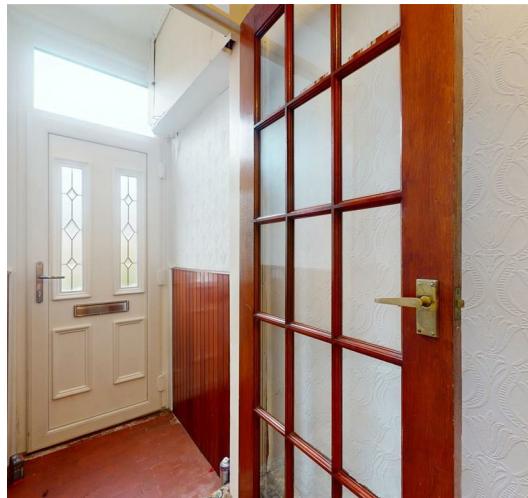
To the first floor are two generously sized double bedrooms and a three-piece family bathroom.

Externally, the property boasts a good-sized private rear garden, driveway parking for two cars, and further potential to extend to the side, subject to planning permission.

With its quiet location, strong potential, and no chain, this property is an excellent opportunity for those seeking a home to modernise and make their own.

EPC: D







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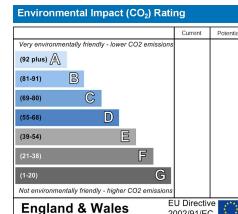
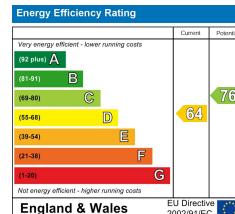
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