



20, Startham Avenue, Wigan, WN5 7RZ

Asking Price £180,000

*David
Davies* *Collection*



20, Startham Avenue, Wigan, WN5 7RZ

- Tenure: | Council Tax Band: A | EPC: TBC
- Beautifully Presented Two Bedroom Terraced Home
- Popular Billinge Village Location
- Quiet Position With Excellent Kerb Appeal
- Spacious Front Living Room
- Open-Plan Kitchen & Dining Room
- Additional Conservatory To The Rear
- Two Generous Double Bedrooms
- Stunning Newly Fitted Four-Piece Bathroom
- Attractive Front Garden & Rear Yard

We are delighted to welcome to the market this attractive two-bedroom terraced property, occupying a quiet position in the highly popular area of Billinge. Boasting excellent kerb appeal, generous accommodation and a stunning newly fitted bathroom, this lovely home is ideally suited to first-time buyers, couples and those looking to enjoy village living.

The property is offered with no onward chain and is approached via an attractive front garden, recently enhanced with newly laid tiling, creating a smart and welcoming first impression.

Internally, the accommodation begins with an entrance porch leading into the hallway and a spacious front living room. To the rear is an open-plan kitchen and dining room, providing a fantastic sociable space for everyday living and entertaining. This leads through to a conservatory, offering a further versatile reception area overlooking the rear of the property.

To the first floor, the landing provides access to two generous double bedrooms and a real highlight of the home: a beautifully presented, newly fitted four-piece family bathroom, offering a stylish and contemporary finish.

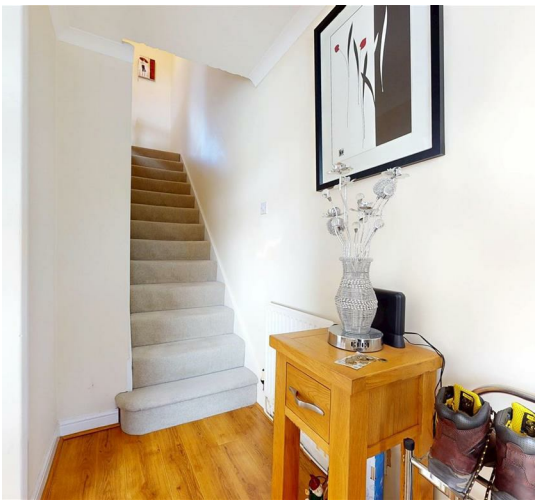
Externally, the property benefits from a rear yard, providing a practical outdoor space with potential for seating and enjoying the warmer months.

Situated in the sought-after village of Billinge, the property is ideally placed for a range of local amenities, picturesque countryside views and attractive walking trails, making it an appealing choice for those who enjoy access to the outdoors whilst remaining within reach of everyday conveniences.

A fantastic opportunity to acquire a well-presented home in a peaceful and popular location, with excellent accommodation and a superb modern bathroom.

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	