



50 Moss Road, Wigan, WN5 7BT

Offers Over £200,000

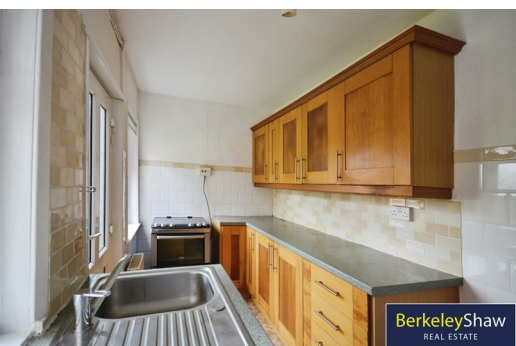
This two-bedroom end of terrace house in Billinge, Wigan, is offered ****for sale**** and represents an opportunity for buyers seeking a property that ****needs renovation**** in a well-connected residential area.

The ground floor offers two separate reception rooms, one featuring a fireplace and views over the garden, providing defined spaces for living and dining. The kitchen benefits from natural light and has direct access to the rear garden, making it practical for day-to-day use and outdoor entertaining. Upstairs, there is a master bedroom and a further double bedroom, together with a family bathroom. The property also has a garden, adding valuable outdoor space. The home falls within Council Tax Band B.

Billinge is known for its green spaces and nearby parks, with local countryside walks and open areas within easy reach. The location provides access to Wigan and St Helens for a broader range of shops, amenities and leisure facilities, while local primary and secondary schools in the wider area make it a suitable option for first time buyers looking to establish themselves.

Public transport links are accessible via nearby bus routes connecting to Wigan town centre and St Helens. From Wigan North Western and Wigan Wallgate stations, there are regular services to Liverpool and Manchester, with journey times typically around 30–45 minutes, making the area viable for commuting.

This property may appeal particularly to first time buyers looking for a house to renovate and tailor to their own requirements.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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	

GROUND FLOOR
462 sq ft. (43.0 sq m.) approx.

1ST FLOOR
389 sq ft. (36.1 sq m.) approx.



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TOTAL FLOOR AREA: 851 sq ft. (79.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, windows, rooms and any other items are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.
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