



22 Gauntley Gardens, Wigan, WN5 7FP

Asking Price £285,000



**STAPLETON
DERBY**

Nestled in the charming semi-rural setting of Gauntley Gardens, Billinge, this lovely three-storey semi-detached house offers a perfect blend of modern living and picturesque views. With three or four well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property is ideal for families seeking both comfort and convenience.

As you enter, you are greeted by an entrance hallway with access to the WC plus the optional fourth bedroom, currently utilised as a playroom, which offers flexibility to suit your lifestyle needs. The thoughtfully designed kitchen diner is perfect for family meals and gatherings, while the living room on the first floor boasts views of the surrounding farmland and hills, creating a serene backdrop for everyday life.

The property features two modern bathrooms, including the en-suite, ensuring that morning routines are both efficient and enjoyable. A convenient downstairs WC adds to the practicality of the home. Outside, the driveway provides parking for two vehicles, making it easy for you and your guests to come and go.

Located close to local schools, this home is perfectly positioned for families with children. The combination of modern amenities, stunning views, and a peaceful setting makes this property a truly exceptional find. Whether you are looking to settle down or invest, this semi-detached house in Billinge is a wonderful opportunity not to be missed.





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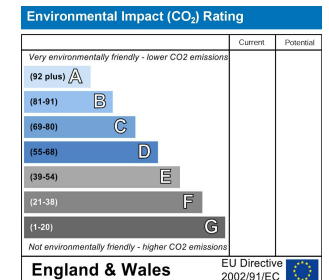
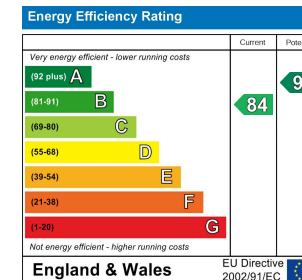
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