



8 Holt Crescent, Wigan, WN5 7PN  
Offers In The Region Of £249,950

Perfectly situated in the charming heart of Billinge village, Holt Crescent presents an exceptional opportunity for families seeking a delightful semi-detached home. This well-appointed property boasts three generously sized bedrooms, making it ideal for both growing families and those looking for extra space.

Upon entering, you are welcomed into a hallway leading to the spacious lounge that offers a perfect setting for relaxation and family gatherings. The open-plan kitchen diner is a standout feature, equipped with integrated appliances that cater to modern living. Adjacent to the kitchen, a utility room is ideal to keep the washing out of the way, it also houses the contemporary Worcester combi boiler, ensuring efficiency and convenience.

The first floor is complemented by a newly fitted white suite bathroom, providing a fresh and stylish space for daily routines. Outside, the property truly shines with a sun trap south-facing rear garden, complete with a patio and lawn area that is not overlooked, offering a private oasis for outdoor enjoyment.

Parking is a breeze with a carport and driveway accommodating up to three vehicles, along with a lawned garden at the front, enhancing the property's curb appeal. The location is particularly desirable, situated close to local schools, shops, and scenic walks, making it a perfect choice for families looking to settle in a vibrant community.

In summary, this semi-detached house on Holt Crescent is a wonderful blend of comfort, style, and practicality, set in a popular family-friendly area. It is a must-see for anyone looking to make a home in Billinge.









STAPLETON  
DERBY

## Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
		EU Directive 2002/91/EC	EU Directive 2002/91/EC
<b>England &amp; Wales</b>		85	68
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	EU Directive 2002/91/EC

### IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.