



35 Tarnside Road

Orrell, Wigan, WN5 8RN

£850 PCM



We are delighted to be in a position to offer TO LET this well presented and deceptively spacious 3 bedroom semi detached family home in a well sought after location in the heart of Orrell. The property would be ideal for those who require access to the M6 and M58 and the transport networks these supply. The property is a short walk from a selection of good local schools and local amenities and would suit family. The property briefly comprises of entrance / hallway leading to a spacious lounge with fire and surround leading through to dining room and spacious conservatory. There is a luxury modern fitted kitchen with access to the integral garage and door leading to the rear garden. To the first floor there is are three good sized bedrooms - all with fitted robes and stairs leading to a loft conversion providing a large play room or home office and also includes fitted robes. To the front of the property is a driveway and lawn with borders and to the rear there is a good sized decking area, lawn and borders with mature trees. The property is warmed by Gas Central Heating and also benefits from Double Glazing as well as a modern tasteful décor throughout. Early internal viewing is highly recommended. No Pets, No Smokers.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Conservatory

Kitchen / Dining

## FIRST FLOOR

Master Bedroom

Bedroom 2

Bedroom 3

Bathroom

## SECOND FLOOR / LOFT

Study / Playroom

## EXTERNAL

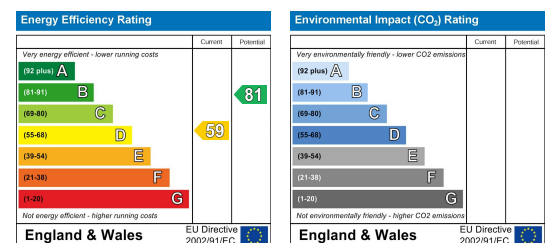
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

