



168a Orrell Road

Orrell, Wigan, WN5 8HQ

Offers In The Region Of £265,000



Sapphire Homes are delighted to offer For Sale this immaculately presented stone built 3 bedroom semi detached family home that is located in a private plot in a popular residential location and also offers the potential to extend further subject to obtaining the necessary permissions to which a pre planning application has been submitted. The property is also conveniently located for outstanding local schools, amenities and transport links including the M58 and M6 motorways as well as being within walking distance of Orrell Train Station. In brief the accommodation briefly comprises of entrance / hallway, W.C. / cloakroom, spacious lounge with modern fire and surround and French doors to the rear elevation and there is a newly installed luxury modern fitted kitchen with integrated appliances and quartz worksurfaces to compliment. To the first floor the landing provides access to three spacious bedrooms with the master benefiting from a walk in robe, ensuite bathroom with modern 3 piece shower suite in white and there is a family bathroom with luxury 3 piece suite with freestanding bath. The property is warmed by Gas Central Heating and also benefits from double glazing throughout and a modern tasteful décor. Externally to the front elevation there is a low maintenance garden with lawn, patio area and hedges and to the rear the property has a small decking / seating area which enjoys a private aspect and would be great for drinks or BBQ's with friends / family Additionally, the property also boasts a detached garage providing useful storage and parking. Early internal viewing is highly recommended to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge 17'8" x 11'8" (5.41m x 3.56m)

Kitchen / Diner 8'5" x 12'9" (2.57m x 3.89m)

W.C. / Cloakroom

## FIRST FLOOR

Landing

Bedroom 1 20'11" x 14'0" (6.40m x 4.27m)

Ensuite

Walk in Robe

Bedroom 2 10'0" x 8'7" (3.07m x 2.64m)

Bedroom 3 10'2" x 8'9" (3.10m x 2.67m)

Bathroom 4'11" x 9'3" (1.50m x 2.84m)

## EXTERNAL

Rear Garden

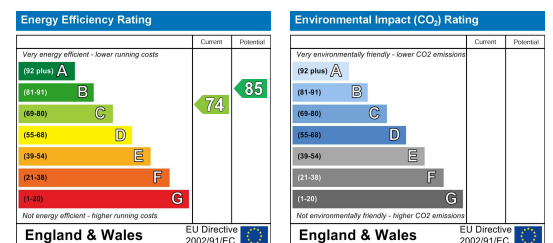
## Area Map



## Floor Plans



## Energy Efficiency Graph



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