

**Grange Avenue, Orrell, Wigan, WN5 0DF**



**For Sale : £145,000**

This lovely semi detached house, is beautifully presented by the current owners and would suit a range of buyers, including first time buyers and someone looking to downsize The property has a stylish, high gloss kitchen with integrated appliances and there are two double bedrooms and a lounge diner. Externally there are gardens front and rear with artificial lawn, A driveway provides off road parking and leads to an attached garage with electric up and over door and personal door to the rear. This fantastic property is situated on a residential development, close to motorway network and local amenities. Contact us today to arrange your early viewing.

### **Hallway**

Double glazed front door, meter cupboard.

### **Lounge/Dining Room**

Double glazed window to front, two radiators, stairs to first floor.

### **Kitchen**

Double glazed window to rear, double glazed French doors giving access to rear garden, fitted with high gloss grey units with work surfaces, integrated appliances, plumbing for automatic washing machine, radiator.

### **Landing**

Access to loft.

### **Bedroom 1**

Double glazed window to front, central heating radiator.

### **Bedroom 2**

Double glazed window to rear and central heating radiator.

### **Bathroom**

Double glazed window to side fitted with a white suite comprising low level WC, panelled bath with over bath shower, pedestal wash hand basin, tiling to all exposed walls, spotlights, radiator.

### **Exterior**

Garden to front with artificial lawn. Driveway providing off road parking. Garage with electric up and over door, personal door to rear. Rear garden with Laid to lawn, outside water supply, patio area.

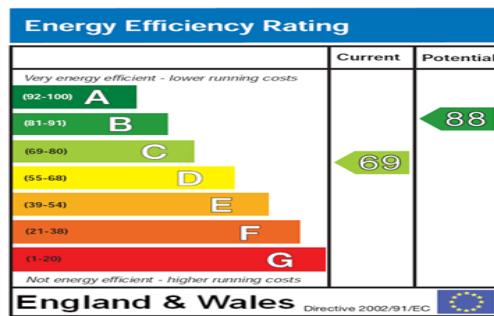






ESTATE & LETTING AGENTS  
01942 214817

587 Ormskirk Road,  
Pemberton,  
Wigan,  
Greater Manchester  
WN5 8AG



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.