

## Silverdale Road, Orrell, Wigan WN5 0DN



**Sale : £170,000**

This skilfully extended, semi detached property, is a practical and well presented family home. There is an attached garage, with a kitchen extension behind, separate dining area and snug, lounge, three bedrooms and bathroom. The property is stylish and homely, with modern kitchen and good size gardens to the front and rear plus driveway providing more off road parking. The location is excellent too, within walking distance of local schools, shops and bus routes. A fantastic home, ideal for first time buyers and families alike, which is ready to move into. This lovely home is sure to be popular, so contact us today to arrange your early viewing.

### **Entrance Hallway**

Entrance door to the front, staircase to the first floor and central heating radiator. Storage cupboard housing meters.

### **Lounge**

UPVC double glazed window to the front and central heating radiator.

### **Snug Area**

French doors to the rear, central heating radiator and open plan to the dining area.

### **Dining Area**

UPVC double glazed window to the rear, central heating radiator and under stairs storage.

### **Kitchen**

A good range of wall and base units with gas hob and electric oven with overhead extractor fan. Space for washing machine and dishwasher. UPVC double glazed window to the rear, central heating radiator and door to the garage.

### **Landing**

UPVC double glazed window to the side, central heating radiator and boiler with storage cupboard.

### **Bedroom 1**

UPVC double glazed window to the front and central heating radiator. Built in storage.

### **Bedroom 2**

Built in storage, UPVC double glazed window to the rear and central heating radiator.

### **Bedroom 3**

UPVC double glazed window to the rear and central heating radiator..

### **Bathroom**

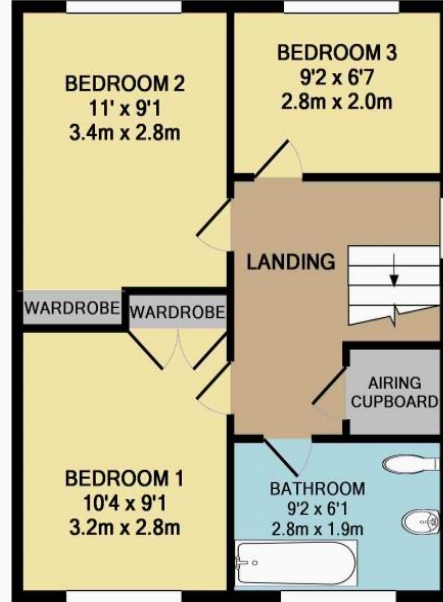
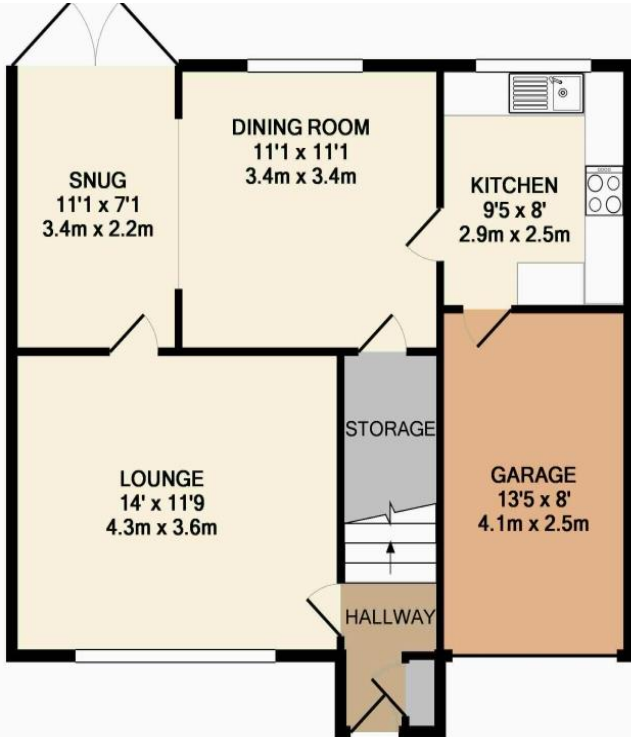
Low level WC, wash hand basin and panel bath with shower. Central heating radiator and UPVC double glazed window to the front.

### **Exterior**

Open plan garden to the front, with driveway leading to an attached garage. Enclosed rear garden with artificial lawn, mature trees and shrubs.

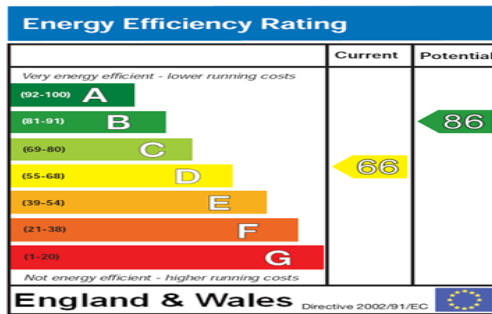






TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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