

Loch Street, Orrell, Wigan WN5 0AN



Sale : £70,000

Offered for sale with no chain, this quirky, two up, two down terraced house, is in need of renovation but oozes potential as a buy to let or first time buyers project. Set back off the main road, this property is set in a little hamlet of just a few houses, which share communal gardens to the front and rear. Internally, there is a lounge, lean to conservatory and kitchen to the ground floor and two bedrooms plus shower room to the first floor. Local shops, schools and bus routes are all within very close walking distance and the M6 and M58 motorway networks are just a few minutes' drive away. This property is a great investment and early viewings are advised.

Entrance Hallway

Entrance door to the front, staircase to the first floor.

Lounge

UPVC double glazed window to the front, fireplace, central heating radiator and French doors to the rear.

Kitchen

A range of wall and base units with cooker point and space for washing machine. UPVC double glazed window to the front and central heating radiator.

Lean to Conservatory

UPVC double glazed door to the side and full length UPVC double glazed windows to the rear and side.

Rear Hallway

Door leading to lean to storage and door leading to communal garden.

Lean to storage

Door to the side and storage shed.

Landing

Loft access.

Bedroom 1

Built in wardrobes and storage. Central heating boiler and radiator. UPVC double glazed window to the front.

Bedroom 2

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

Shower Room

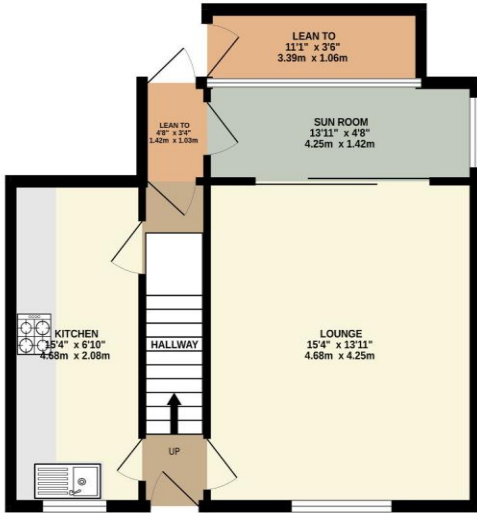
Large shower cubicle, vanity wash hand basin and low level WC. UPVC double glazed window to the rear and central heating radiator.

Exterior

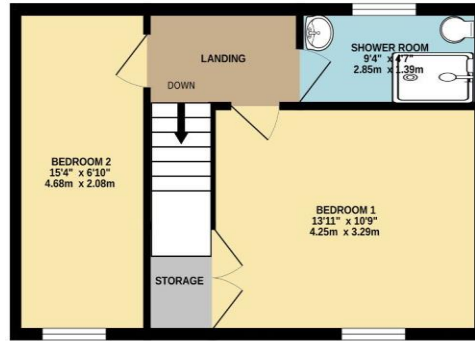
Communal garden areas to the front and rear.



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

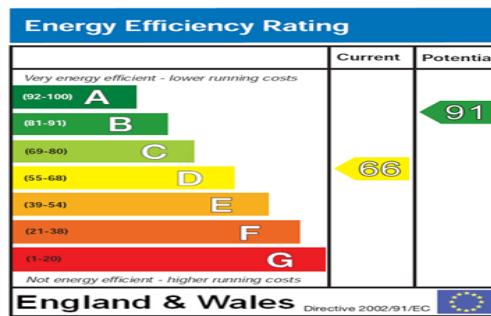


1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.