



**7 Ashridge Way, Orrell**

Offers Over **£300,000**



## 7 Ashridge Way

Orrell, Wigan

Exquisite 3 bed detached house with prime location on sought-after street. Great transport links. Elegant entrance hall, spacious reception rooms, modern kitchen, en suite master. Manicured garden, garage, driveway. Impeccable condition. Viewings available. Contact us today!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: To Follow

The property we have on offer is an exquisite 3 bedroom detached house, boasting a prime location on a quiet and sought-after residential street. With a bustling centre nearby, residents can enjoy the convenience of having shops, restaurants, and amenities just a stone's throw away. Additionally, this property is well connected for both rail and road transport, allowing for easy commuting.

As you step inside, you are greeted by an elegant entrance hall that leads to two spacious reception rooms, providing ample space for entertaining guests or enjoying quality family time. The modern fitted kitchen is well designed in clean and warm tones, complete with a range of fitted appliances and plenty of storage space.

Upstairs, the master bedroom is a true sanctuary, with the added luxury of an en suite shower room. The other two bedrooms are equally bright and well-proportioned, offering flexibility for either additional living space or a home office. A contemporary principle bathroom completes the accommodation, featuring sleek fixtures and a refreshing ambience.

Stepping outside, you will discover a well-tended lawned rear garden, perfect for enjoying the outdoors and outdoor activities. With its manicured greenery, this oasis is a peaceful retreat after a long day. To add to the convenience, the property also benefits from a garage and driveway, ensuring plenty of secure parking space.

This property is truly a gem and is presented in impeccable condition throughout. Its stylish design and thoughtful touches make it a top choice for those seeking a comfortable and modern living space. Don't miss the opportunity to make this charming property your own - contact us today to arrange a viewing and explore everything it has to offer.



GARDEN

## Key Features

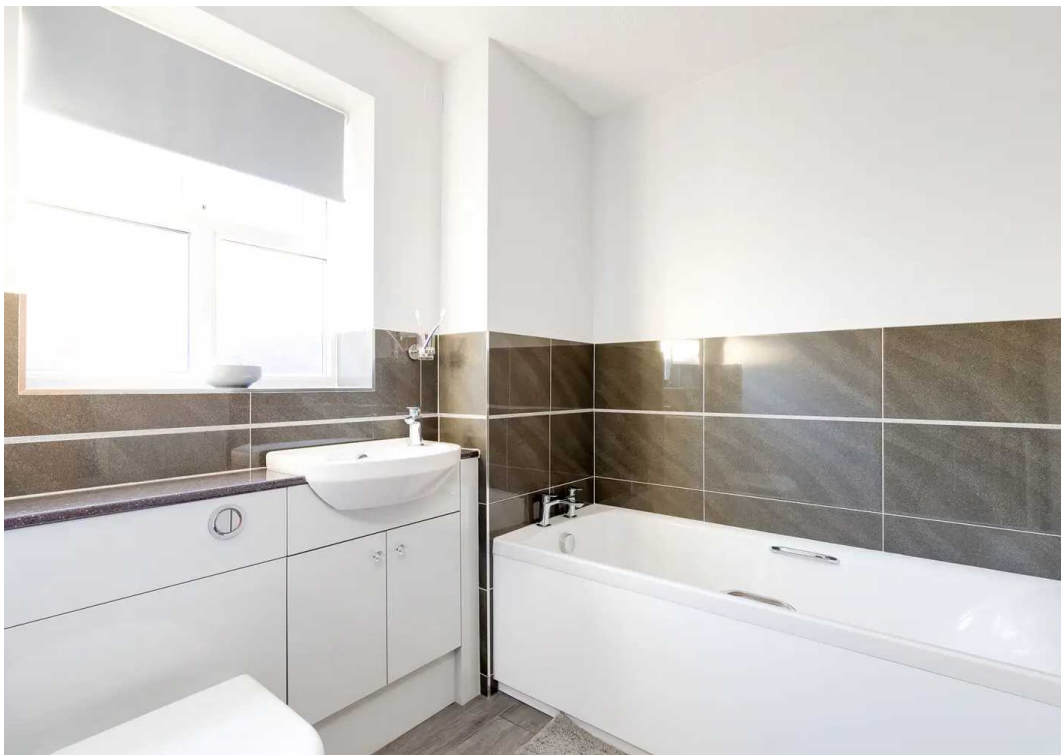
- Three bed detached with garage
- Bustling centre nearby
- Quiet and popular residential street
- Well connected for rail and road transport
- Two reception rooms
- Modern fitted kitchen
- Master bed with en suite shower room
- Contemporary principle bathroom
- Well tended lawned rear garden
- Well presented throughout









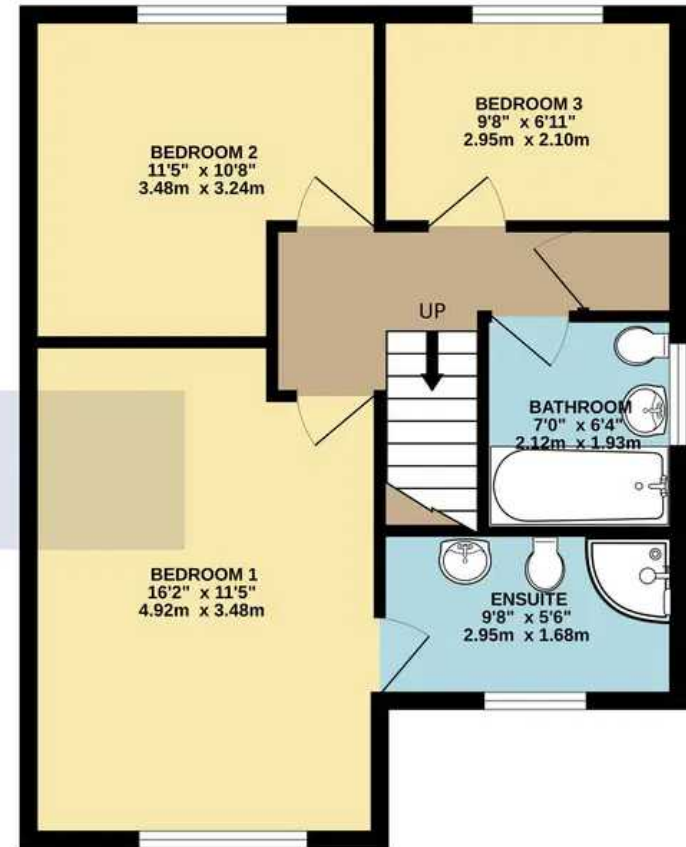




**GROUND FLOOR**  
734 sq.ft. (68.2 sq.m.) approx.



**1ST FLOOR**  
522 sq.ft. (48.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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# B Alan Batt

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