



108 Orrell Road, Orrell

In Excess of £130,000

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



108 Orrell Road

Orrell, Wigan

Charming 2 bed mid-terraced house in ideal location near amenities. Modern kitchen, living room. Perfect project opportunity for refurbishment, ideal for investors or families seeking a dream home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Ideally located in close proximity to various amenities, including shops, schools, healthcare facilities, and transportation links
- Orrell Water Park close by
- The kitchen/Diner features white cabinetry, complemented by tiled walls and exposed brick detailing,
- The living room showcases a striking stone-surround fireplace
- Main double bedroom with neutral foundation for any design preference
- 2nd bedroom adaptable to your preferences be it a home office, creative space or hobby room
- 3 piece bathroom including a bathtub with a mounted showerhead, pedestal sink and wc
- Rear yard paved with concrete slabs provides a blank canvas, ready for refurbishment

Located within an idyllic locale in the heart in Orrell, this charming 2 bedroom mid-terraced house offers a perfect blend of contemporary living and convenience. Ideally situated in close proximity to various amenities such as shops, schools, healthcare facilities, and excellent rail and motorway transportation links, this property caters to the needs of both families and professionals alike whilst Nature enthusiasts will appreciate the close proximity to Orrell Water Park, offering a serene retreat from urban life.

The interior of the property boasts a modern kitchen/diner with white cabinetry, tiled walls, and exposed brick detailing, providing a homely space for culinary creations. The living room features a striking stone-surround fireplace, adding character and warmth to the space.

The main double bedroom offers a neutral foundation for any design preference, while the second bedroom can be tailored to your needs, whether as a home office, creative space, or hobby room. The property is complete with a 3-piece bathroom including a bath-tub with a wall mounted showerhead, pedestal sink, and WC.

Step outside to the rear yard, paved with concrete slabs, offering a blank canvas for future landscaping projects or outdoor gatherings.

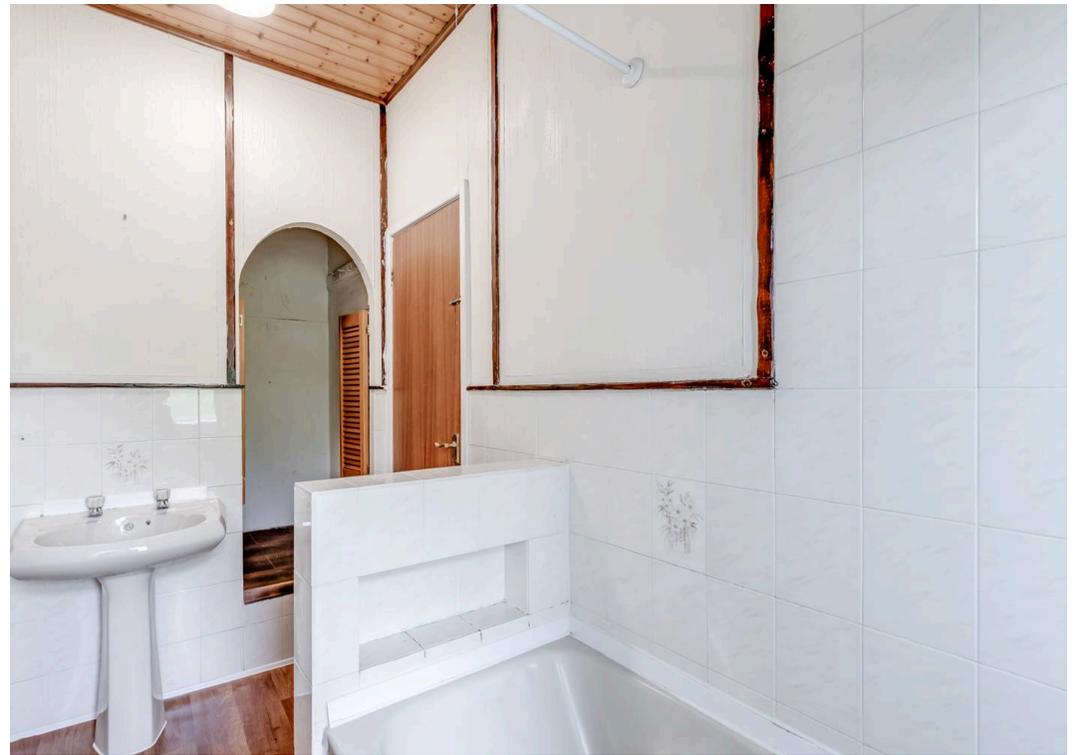
Offering ample scope for modernisation and oozing potential, this property caters to investors and families seeking a project to transform a house into a dream home. Don't miss the opportunity to make this property your own and experience a lifestyle of comfort and practicality in a sought-after location





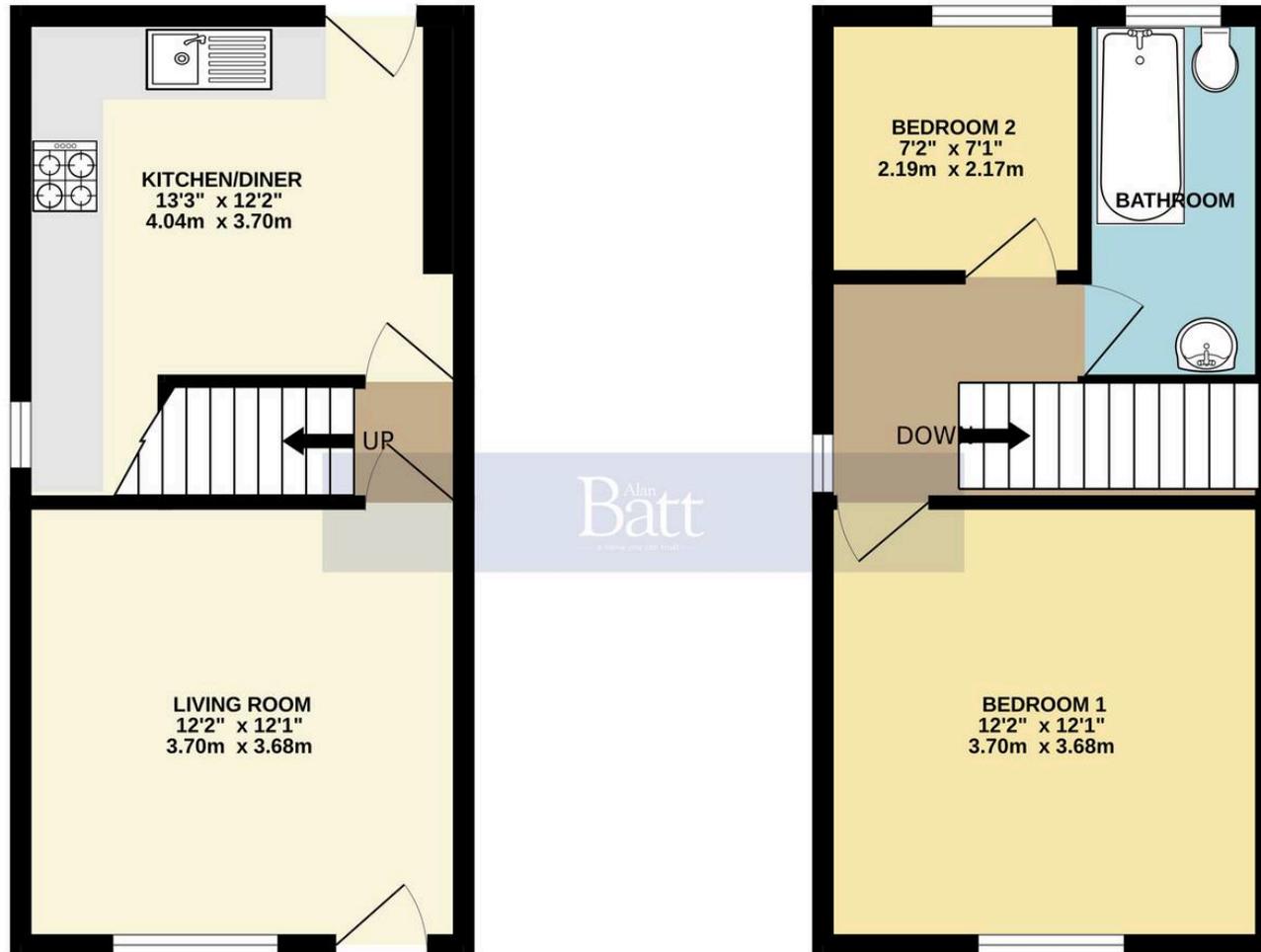
YARD





GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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