



## 31 Orrell Hall Close

Orrell, Wigan, WN5 0DL

Price £205,000



**\*\*BRAND NEW DEVELOPMENT\*\* \*\*REGISTER YOUR INTEREST NOW\*\*** Sapphire Homes are delighted to offer this brand new 3 bedroom semi detached property in popular residential location that is in close proximity to outstanding local schools, amenities and transport links including the M6 and M58 for those requiring commuter links. The accommodation is brand new throughout and subject to early reservation fee, a choice of kitchen units, tiles and flooring can be agreed. The accommodation briefly comprises of entrance / hallway, W.C., generous living room with bi fold doors, impressive kitchen / dining area, three bedrooms and a family bathroom with modern three piece suite in white and shower over bath. Other finishing touches include solid oak doors with complimentary handles, bi folds to rear garden, water saving fittings, modern fitted kitchens and bathrooms and solar panels installed as standard. Externally the front and rear gardens will be landscaped with patio area and lawn and perimeter fencing. To the front elevation there will be a landscaped garden with off road parking for two vehicles to each property. **\*\*Call Now to Register Your Interest\*\***.



## GROUND FLOOR

Entrance / Hallway

W.C.

Kitchen

Living / Dining Area

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

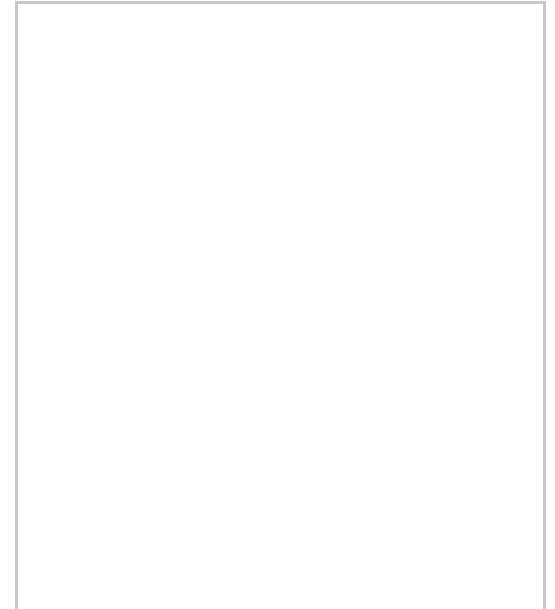
## ADDITIONAL INFORMATION

Pursuant to the Estate Agents Act 1979 - Miss Ella Bristow, Mr Daniel Bristow and Mr Paul Bristow (Managing Director and Directors at Sapphire Homes, 80 Market Street, Wigan, WN1 1HX) hold a vested interest in the sale of the new build properties at Orrell Hall Close, Wigan, WN5 0DL built by Elland Developments (UK) Limited.

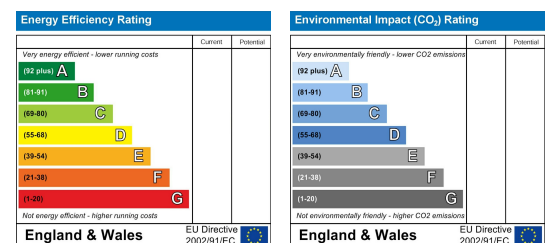
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX  
T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

*specialists in sales, Lettings & Property Investments*