



## 37 Jubilee Avenue

Orrell, Wigan, WN5 7BB

**Offers In The Region Of £165,000**



**\*\* OPEN HOUSE EVENT 12-2pm Saturday 15th June 2024 - please call to make an appointment \*\***

Sapphire Homes are delighted to offer For Sale this well maintained three bedroom semi detached family home that is located in a quiet residential are in the ever popular area of Orrell and is close to local schools, amenities and transport links as well as the popular Orrell Water Park being a few minutes walk away. In brief the accommodation comprises of entrance / hallway, spacious lounge with French doors leading to the rear garden, modern fitted kitchen, W.C., and door leading out to the rear garden. To the first floor the landing provides access to three good sized bedrooms and a family bathroom with three piece shower suite in white. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazed windows throughout. Externally there is a paved and stoned front garden which offers the potential for a substantial driveway subject to works and planning and to the rear the property enjoys a sunny aspect with lawn, borders and perimeter fencing. Early internal viewing is highly recommended to appreciate this wonderful family home which is offered to market with the benefit of No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

W.C.

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

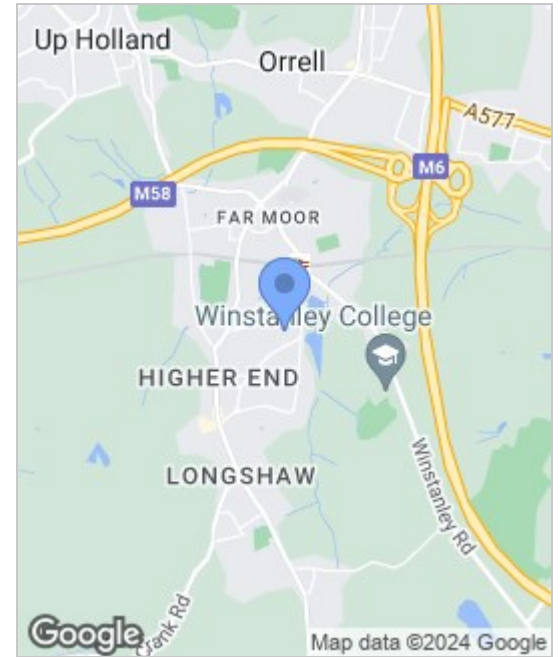
Bedroom 3

Bathroom

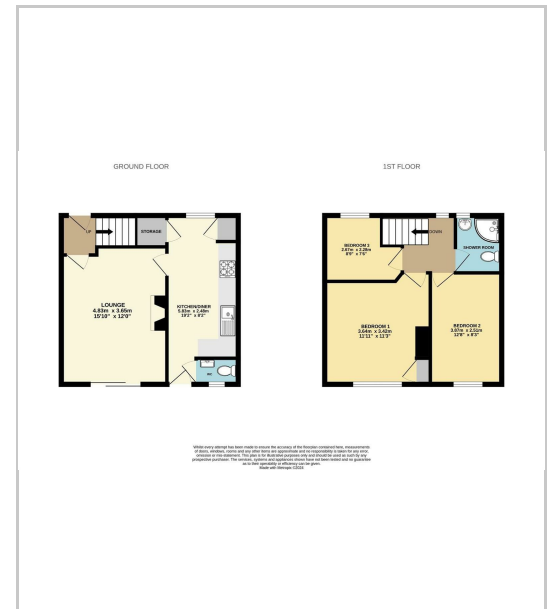
## EXTERNAL

Rear Garden

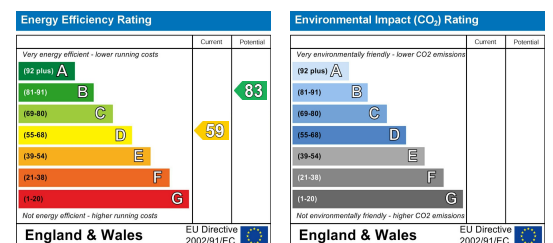
## Area Map



## 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.

