



50 Sandy Lane

Orrell, Wigan, WN5 7AY

Offers Over £200,000



Sapphire Homes are delighted to offer For Sale this well presented three bedroom semi detached family home that is located in the popular area of Orrell and is close to local schools, amenities and transport links as well as being a brief walk from the popular Orrell Water Park. In brief the accommodation comprises of entrance, spacious lounge with feature fire and surround with French doors leading to the conservatory and there is a modern fitted kitchen with integrated appliances and door providing access to the under stairs storage and a door leading to the side elevation. To the first floor the landing provides access to three good sized bedrooms and a family bathroom with three suite in white with a shower over bath. 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 driveway subject to building works and planning and to the rear the property has been landscaped and enjoys a sunny aspect with lawn, perimeter fencing, large patio areas, a small pond and well stocked borders with shed offering useful storage. Early internal viewing is highly recommended to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

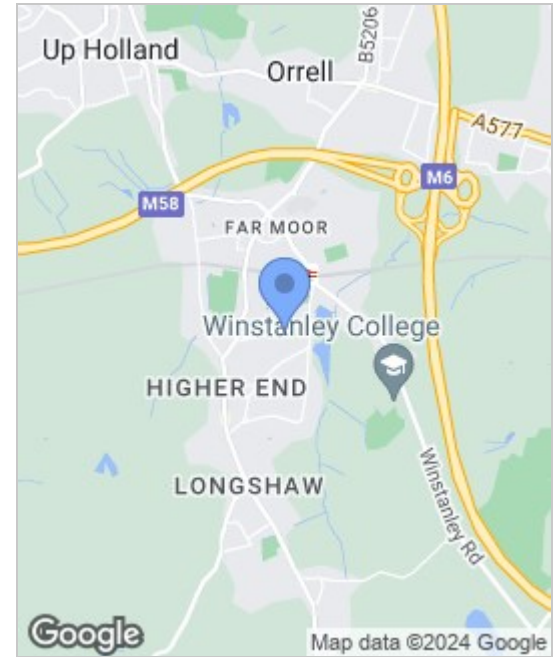
Bedroom 3

Bathroom

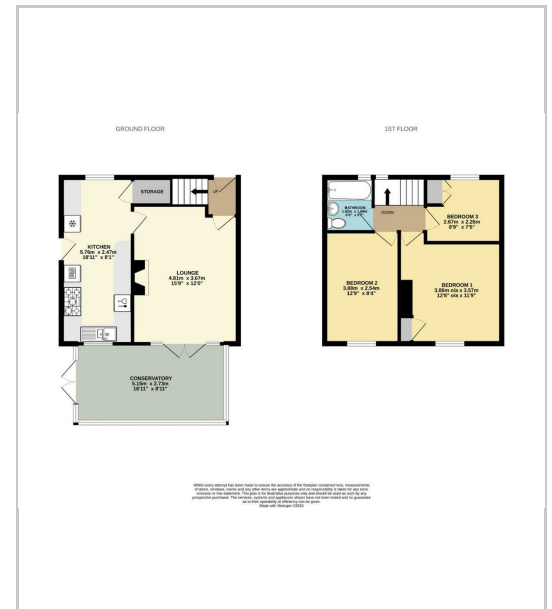
EXTERNAL

Rear Garden

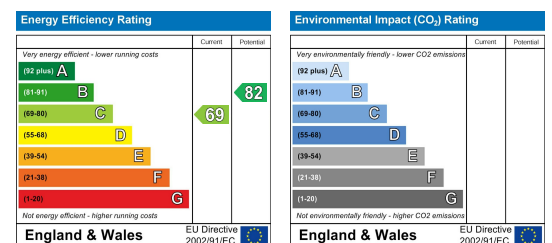
Area Map



Floor Plans



Energy Efficiency Graph



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