



33 Orrell Hall Close

Orrell, Wigan, WN5 0DL

Price £235,000



****BRAND NEW DEVELOPMENT**** Sapphire Homes are delighted to offer this brand new 3 bedroom detached property in popular residential location that is in close proximity to local schools, amenities and transport links including the M6 and M58 for those requiring commuter links. The accommodation briefly comprises of entrance / hallway, W.C., generous living room and to the rear elevation is an open plan kitchen / dining area with island feature and bi fold doors leading to the rear garden. To the first floor the landing provides access to three well appointed bedrooms with the master boasting an ensuite shower room and a family bathroom with modern three piece suite in white. 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.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

W.C.

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bathroom

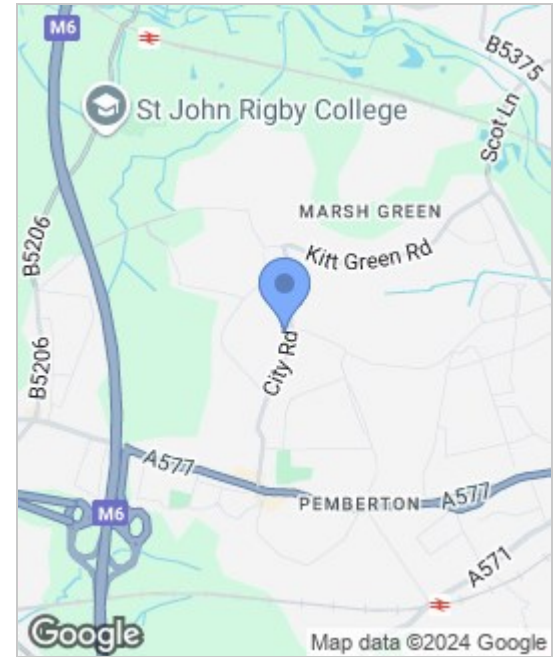
EXTERNAL

Rear Garden

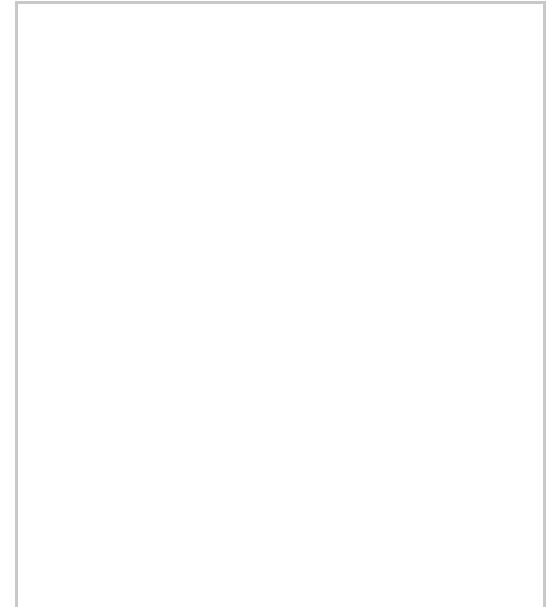
ADDITIONAL INFORMATION

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.

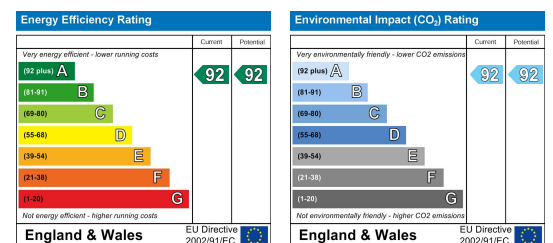
Area Map



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 this property.



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