



6 Wilsham Road

Orrell, Wigan, WN5 8SF

Price £450,000



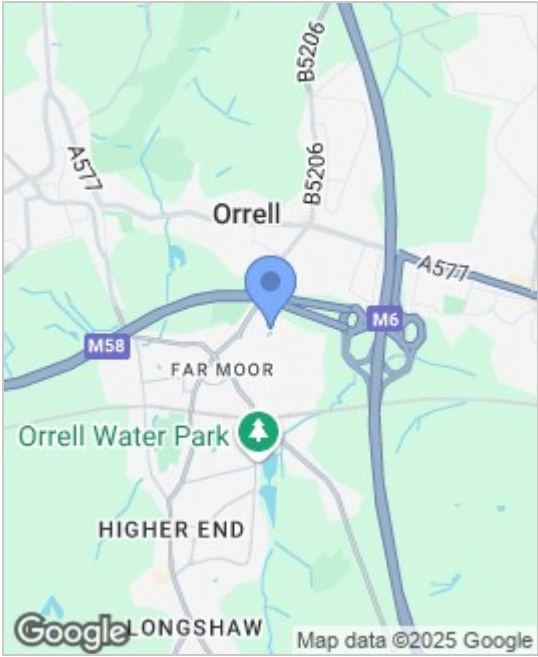
Sapphire Homes are delighted to offer For Sale this wonderfully presented 4/5 bedroom detached family home that is located in a popular residential location and offers close proximity to local schools, amenities and transport links including the M6 and M58 as well as being within walking distance of Orrell Train Station for those requiring this commuter network. The property offers superb square footage, location and internal presentation and is perfect for a family. Internally the accommodation briefly comprises of a welcoming entrance / hallway, W.C, a large living room which leads into a stunning luxury modern fitted kitchen with dining area with integrated appliances and granite worksurfaces to compliment. Beyond the kitchen / dining to the rear elevation is a conservatory which offers access to the rear garden via French doors. From the hallway there is access to the converted double garage which offers potential as a large 5th bedroom or additional reception room. To the first floor the landing provides access to 4 well appointed bedrooms with two benefitting from ensuite shower suites and there is a family bathroom with modern three piece suite in white with shower over bath. The loft is also boarded with ladder access offering excellent storage. The property is warmed by gas central heating and the property benefits from UPVC double glazed windows and doors throughout and a tasteful décor. Externally there are gardens to the front, side and rear elevations with the front and side offering ample off road parking via driveway with lawn and well stocked borders and there are also EV charging points installed. To the rear there is a utility / store room and the garden enjoys a sunny and private aspect which is perfect for entertaining friends / family & is an expertly landscaped with a large patio area, gazebo / seating area, artificial lawn, perimeter fencing and mature trees creating additional privacy. Early internal viewing is a must to appreciate in full.



GROUND FLOOR

- Entrance / Hallway
 - W.C.
 - Lounge
 - Kitchen / Dining Room
 - Conservatory
 - Bedroom 5 / Reception 2
- FIRST FLOOR
- Landing
 - Bedroom 1
 - Ensuite
 - Bedroom 2
 - En-suite
 - Bedroom 3
 - Bedroom 4
 - Family Bathroom
- EXTERNAL
- Rear Garden
 - Utility Room / Store Room

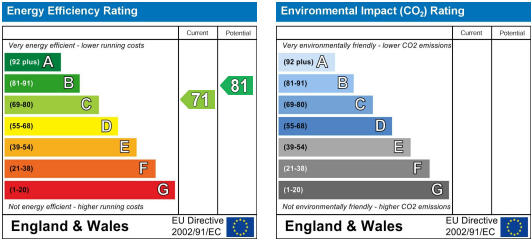
Area Map



Floor Plans



Energy Efficiency Graph



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