



**10, St James Road, Orrell, WN5 8SY**

Asking Price £160,000

*David  
Davies* *Collection*

## 10, St James Road, Orrell, WN5 8SY

- EPC:C
- Council Tax Band:A
- Mid Terraced Property
- Spacious Kitchen
- Three Bedrooms
- Leasehold - 936 Years Remaining
- NO CHAIN
- Two Reception Rooms
- Ground Floor Shower Room
- Road Parking

Located in a highly desired Orrell location, St James Road is easy reach of an array of local shops, amenities and eateries, not to mention the excellent schooling, a must for any family home of this type.

The ground floor briefly comprises; entrance porch, lengthy hallway which leads you into the modern living room and particularly large dining room.

The kitchen is found to the rear of the property, being bright and spacious.

The ground floor is completed by the ground floor shower room.

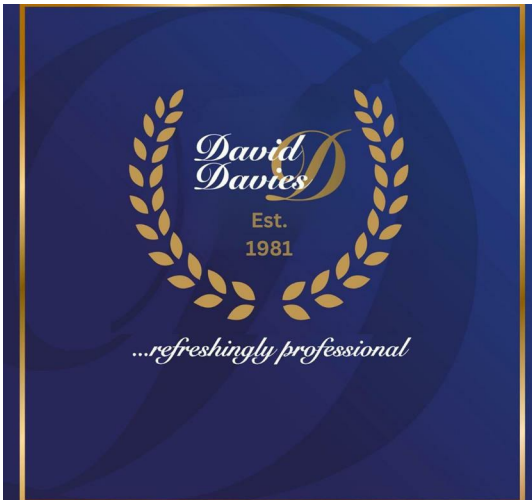
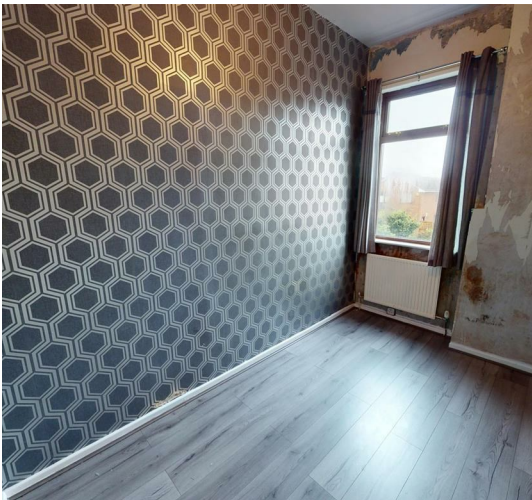
To the first floor, a spacious landing providing access to the three bedrooms. The master bedroom to the first floor is of an exceptional proportion.

Externally, there are walled gardens to the front and rear and roadside parking.

**\*\*Probate Has Been Granted On This Property \*\***

EPC:C







**David Davies**

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*David Paul Davies*

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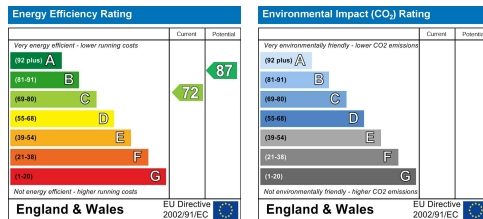
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