

# MORGAN H LEWIS



Asking Price £269,000

**Orrell Road, Wigan WN5 8QZ**

- \*Handsome Traditional Semi Detached Home
- \*Three Bedrooms and Two Reception Rooms
- \*CHAIN FREE
- \*Stunning Four Piece Bathroom
- \*Well Maintained Low Maintenance Rear Garden
- \*Driveway Parking



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Situated in the heart of the sought-after Orrell area, this handsome CHAIN FREE traditional semi detached home is offered for sale with no onward chain. Elevated and set back from the road, boasting a convenient location within easy access of both the M6 and M58 Motorways, excellent local schools and an array of trendy local bars, café's and pubs.

To the ground floor you will find the welcoming entrance porch and hallway, with stairs leading to the first floor. The open plan living dining room is a wonderful space, with a large walk in bay window to the front and French doors to the rear, flooding this space with natural light, an exposed brick fireplace, with attractive log burner provides the perfect accompaniment for those cold winter nights. Finishing off the ground floor is the kitchen, which is lovely and bright, fitted with a range of shaker-style kitchen units, with contrasting worktops.

Upstairs, there are three generously proportioned double bedrooms, the master bedroom spans the entire width of the property, with a stunning stain glass window, which really adds to the charm of this property and bay window, mirroring downstairs. A fully tiled principal bathroom completes the first floor, with a four piece suite consisting of shower, free standing bath, wc and hand wash basin.

Outside, the well-maintained low maintenance rear garden provides a peaceful retreat, perfect for alfresco dining and entertaining guests with minimal upkeep offering a paved patio and decked area.

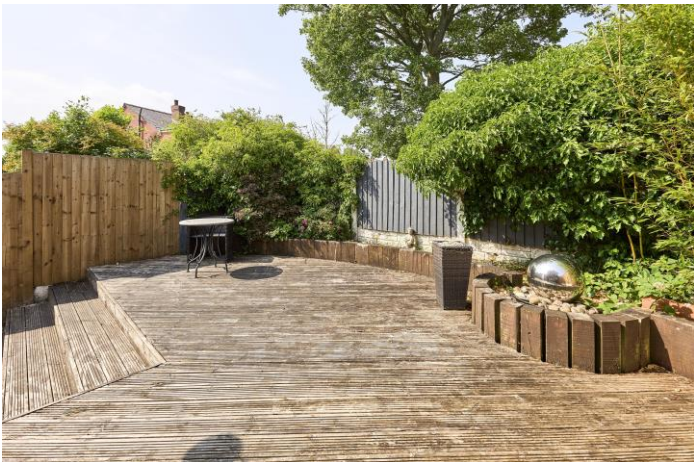
Externally to the front, the property benefits from a driveway, offering off-road parking for multiple vehicles.



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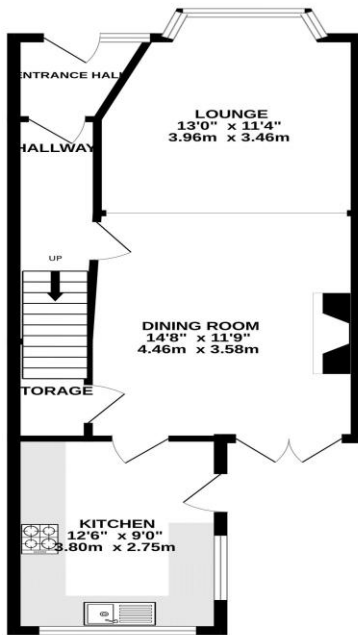
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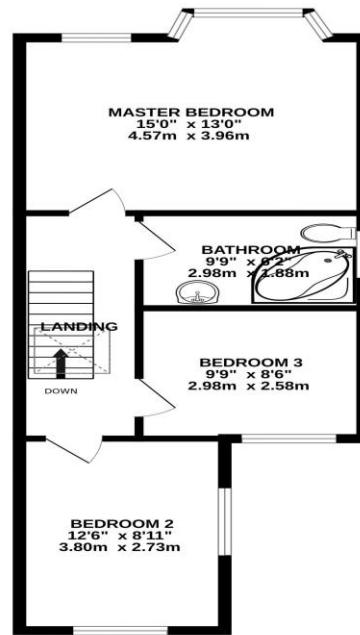


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GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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