

# MORGAN H LEWIS



**Asking Price £275,000**

**Orrell Road, Wigan WN5 8EZ**

- \*Handsome Traditional Semi Detached Home
- \*Three Reception Rooms and Three Bedrooms
- \*Light and Bright Kitchen with French Doors
- \*Fully Tiled Four Piece Bathroom
- \*Rear Garden with Lawned and Patio Areas



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Situated in the heart of the sought-after Orrell area, this handsome, traditional semi detached home is offered for sale. 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 hallway, with stairs leading to the first floor. The living room is a wonderful space, with a large walk in bay window to the front and feature fireplace, flooding this space with natural light. The dining room also benefits from a large bay window. Moving though you will find the kitchen, which is lovely and bright, fitted with a range of units, with contrasting worktops and French patio doors leading to the large conservatory. Completing the ground floor is the handy utility room and wc.

Upstairs, there are three generously proportioned double bedrooms and a fully tiled principal bathroom consisting of, wc, hand wash basin, shower and bath.

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



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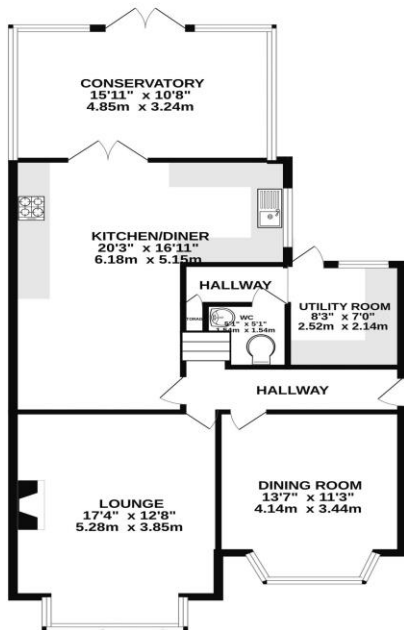


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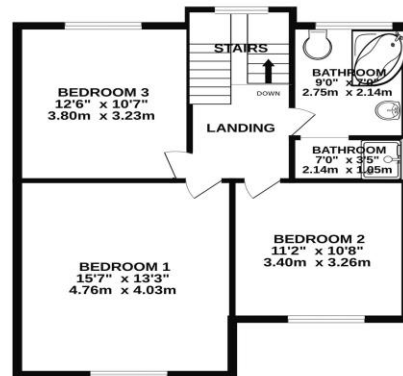


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GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.1 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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