



14 Coniston Avenue, Orrell

Offers in Region of £180,000





## 14 Coniston Avenue

Orrell, Wigan

Charming 2-bed semi-detached bungalow in sought-after area. Light lounge, well-appointed kitchen, modern bathroom, sizeable garden with patio. Ideal for families & professionals.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- True bungalow on offer with vacant possession
- Well placed in popular residential area with amenities, conveniences & schools close by
- Located near to motorways and rail links for easy travel
- Light and airy lounge in neutral tones
- Kitchen with range of fitted wall and base units
- Modern bathroom with three piece suite in white
- Large garden to rear laid to lawn with paved patio area
- Driveway leading to detached garage



Lounge

Kitchen

Bathroom

Bedroom 1







## **GARDEN**

## **GARAGE**

Single Garage

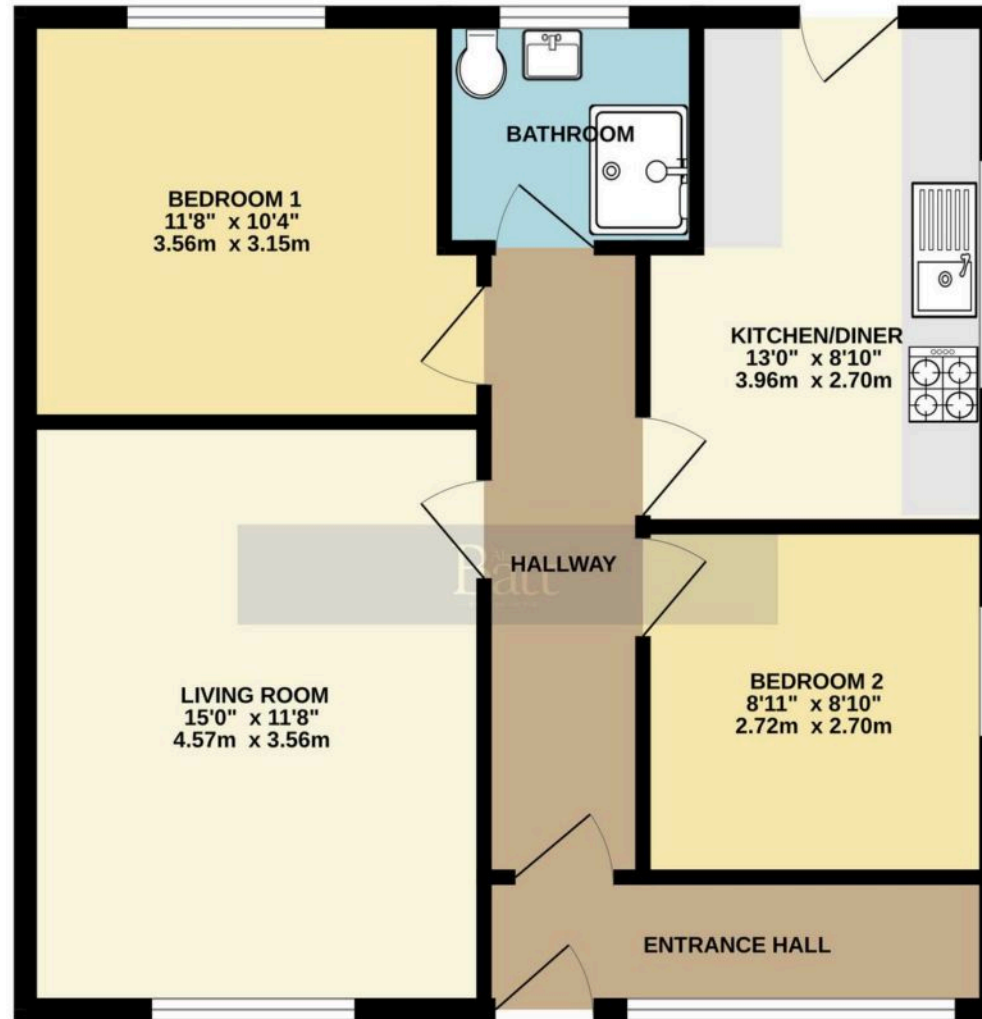
Driveway leading to detached garage







GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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Alan

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— SALES & LETTINGS —