



303 Spring Road, Orrell

In Excess of **£150,000**



303 Spring Road

Orrell, Wigan

Fantastic opportunity to put your stamp on this 3-bed semi in popular village. Prime location with easy commute links. Spacious kitchen/diner, modern bathroom, lovely garden with summer house.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Bay fronted property in popular residential village
- In need of some modernisation
- Well placed for amenities, conveniences & schools close by
- Located close to the motoway, bus routes & train stations for ease of travel
- Living room open to kitchen/dining area
- Fully fitted modern kitchen plus space for dining with door to rear garden
- Newly fitted fully tiled bathroom with three piece suite in white
- Two double bedrooms with third single bedroom
- Rear garden with paved patio area and lawn leading to summer house. Driveway to the front

Living Room

Kitchen/Dining Room

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3





GARDEN

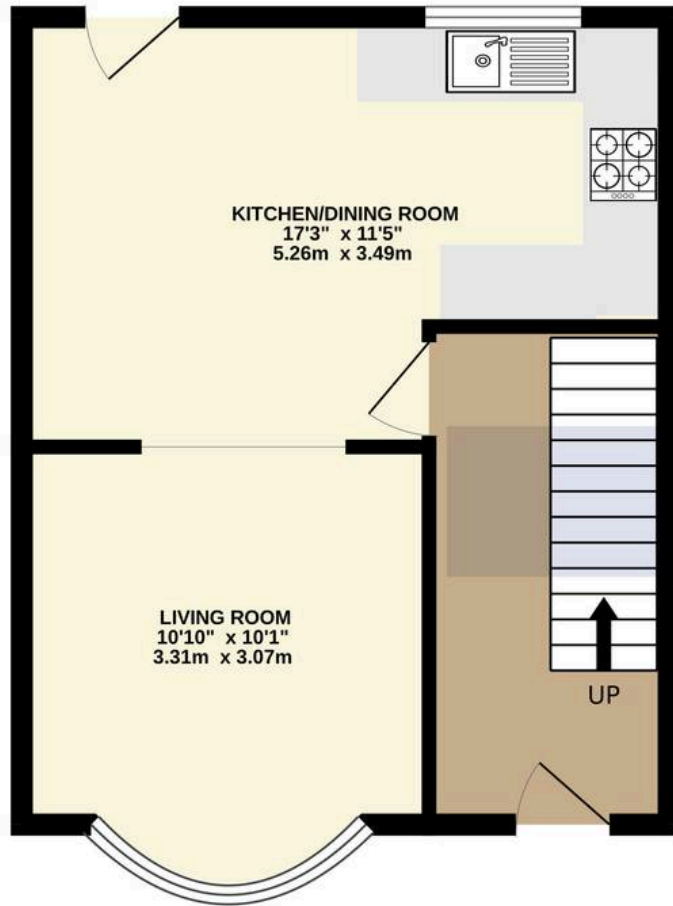
DRIVEWAY

1 Parking Space

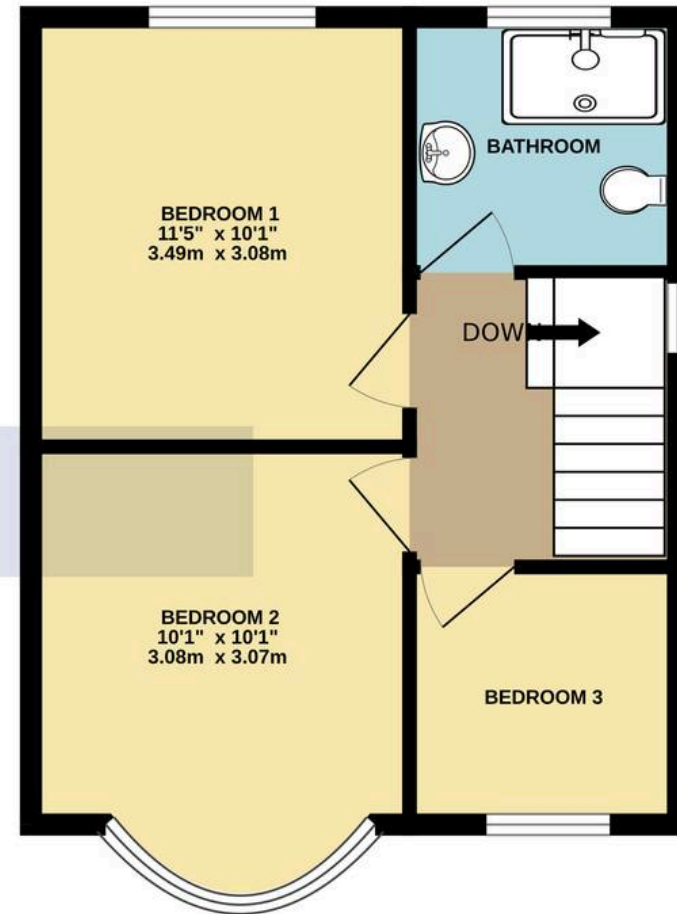




GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



Alan
Batt
— a name you can trust —

TOTAL FLOOR AREA : 771 sq.ft. (71.7 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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B ^{Alan} Batt

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— SALES & LETTINGS —