

FOR SALE

6, Wordsworth Avenue, Orrell, WN5 8LT



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Stunning & extended 1950s semi-detached home with sleek, luxury rear kitchen diner.

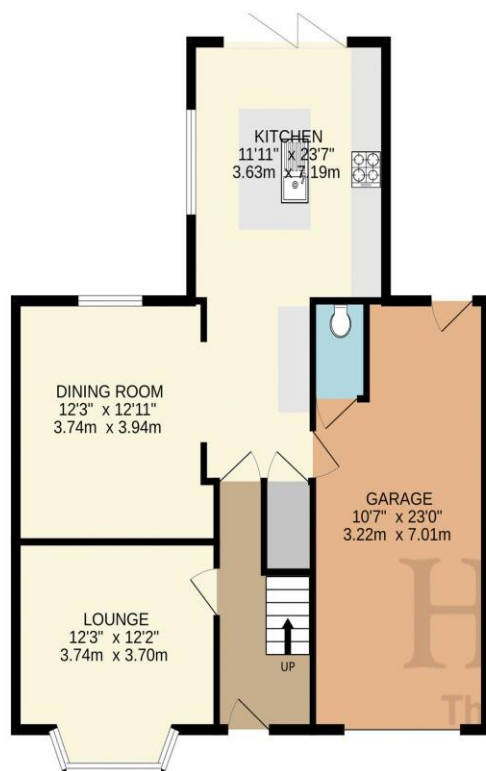


- Stunning 1950s semi-detached home
- Stylish extension to the rear
- Sleek, high spec kitchen
- Sunny, westerly facing rear garden
- 3 bedrooms / 2 reception rooms
- Full loft conversion
- Highly prized residential setting
- 1545 SQFT

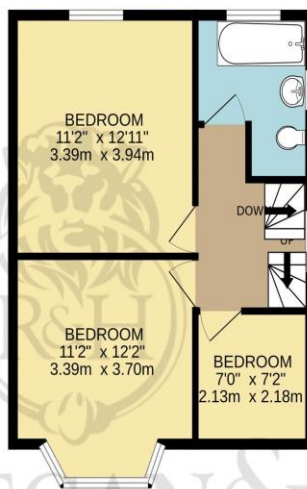
This exceptional & significantly extended 1950s family home boasts high quality, elegant interiors that simply must be viewed to be fully appreciated. The home itself has benefited from a superb rear extension with smart roof lantern plus a full loft conversion too that have combined to create a home of genuine quality, and at a substantial 1545 square feet of living space, the size here is particularly impressive. Set across two floors, (plus the generous loft room), the stylish interior in brief comprises; a welcoming hallway, elegant bay windowed lounge to the front, a stunning rear sitting room with trendy Herringbone floor with feature fireplace plus the luxury kitchen extension which is the home's real standout feature. The kitchen itself boasts a large feature island unit, quality quartz worktops, a range of integrated appliances plus the overhead lantern & bi-folding doors, both of which help bathe the area in lots of natural light. Upstairs there are three bedrooms and a principal bathroom suite, plus the large loft room which is plastered & boasts flooring & Velux windows & is accessed via a fixed staircase. The property has an attractive walled front garden with a driveway & access to the attached garage with wc / cloaks. There is also a superb enclosed rear garden which is spacious, private and because of the westerly aspect, enjoys lots of afternoon sun. Viewings are absolutely essential on this stunning family home.



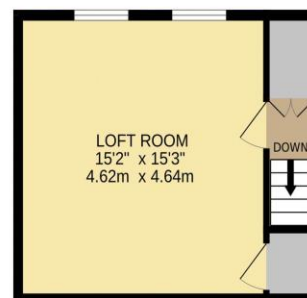
GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.6 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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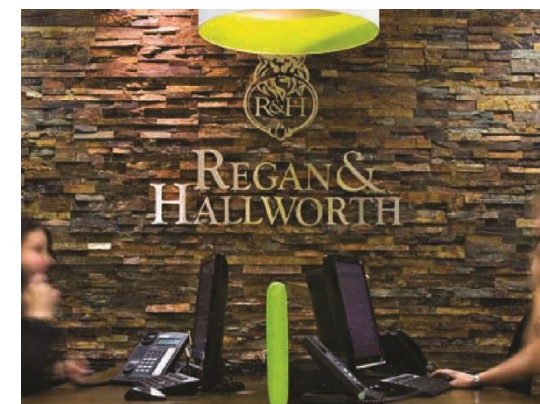
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