

FOR SALE

Willow House , 121 Latham Lane, Orrell, WN5 0JG



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Substantial detached family home offering 2255 SQFT & lovely open views.



- Stunning detached family home
- Superbly presented throughout
- Wonderful setting & views
- Substantial overall plot
- 5 bedrooms / 3 reception rooms
- 2 driveways & 2 garages
- Highly prized country lane
- 2255 SQFT

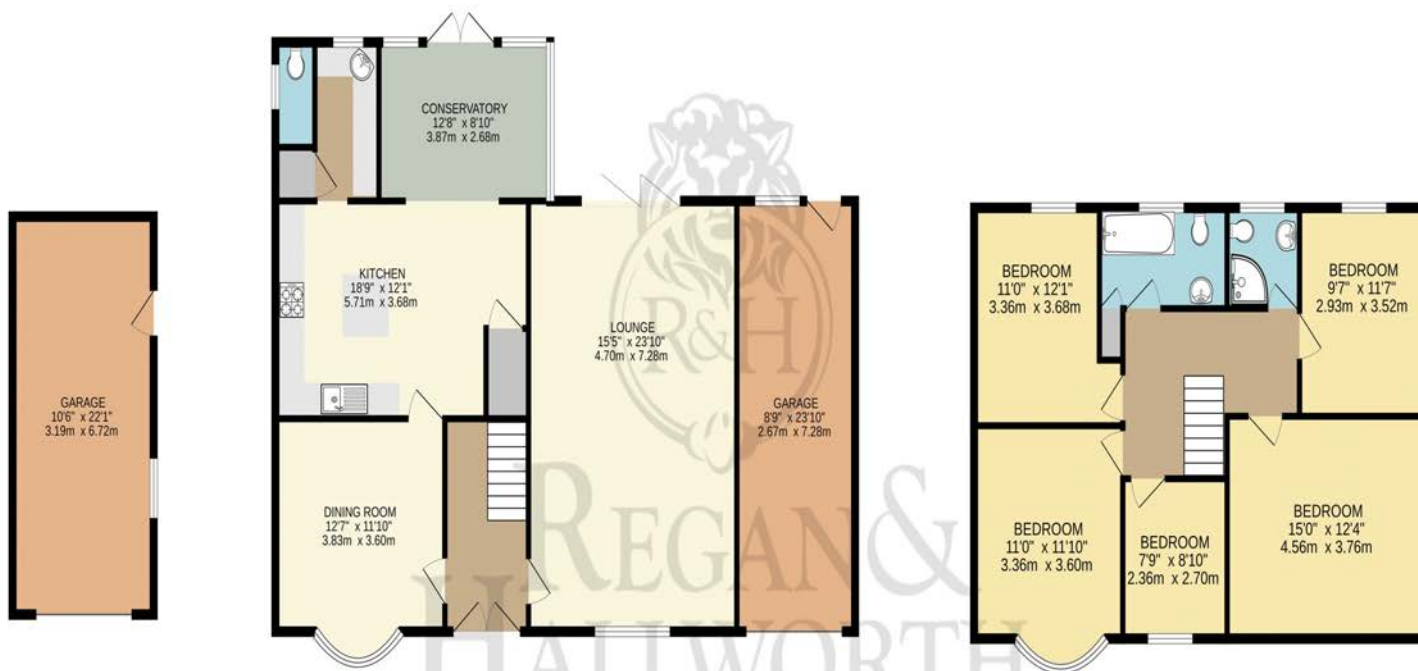
Resting within a generous overall plot & enjoying wonderful open aspect views to the front side & the rear - Willow House is an exceptional individual detached family home that totals a generous 2255 square feet of superbly presented living space & would be ideal for any growing families.

Located at the bottom end of the popular Latham Lane, in what is comfortably the road's best position, the home also lies close to the village of Orrell & just two minutes from various pretty walks and trails - the setting itself boasts a lovely, semi-rural feel whilst also being close enough to schools, shops & even M6 / M58 motorway links. Boasting lots of improvements over recent years, the property is in excellent condition throughout, benefitting from recently installed windows, a 3 / 4 year old boiler and a 2 year old stylish fitted kitchen. In brief comprising; a beautiful & welcoming entrance hallway, front dining room a stunning & spacious 23ft lounge with luxury marble tiled floor & recently fitted bi-folding doors that open out onto the garden. The sleek fitted kitchen is finished with a range of integrated appliances, granite worktops & central island unit plus there is access into a rear utility with wc & a sun room / conservatory with pleasant views of the garden. Upstairs there are five good sized bedrooms with a stylish principal bathroom, plus a shower room off the landing too.

Externally, the home boasts beautifully maintained gardens to the front, side and rear which has been finished with concrete imprint & is conveniently low maintenance. To the front there are two driveways providing ample off road parking both leading to two separate garages, one of which could double up as a garden room / home office & the other be potentially converted into living space for the house. Early viewings are highly recommended.



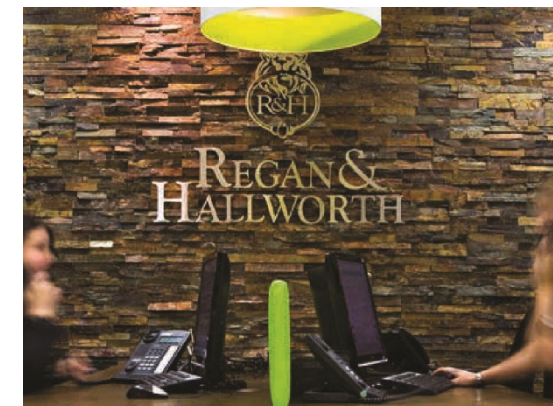




The Professional Estate Agents

TOTAL FLOOR AREA : 2255 sq.ft. (209.5 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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