



ALASTAIR SAVILLE
ESTATE AGENTS

Orchard Hey, Old Roan

£190,000

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CORNER PLOT, SPACIOUS ACCOMMODATION THROUGHOUT, VERSATILE ACCOMMODATION, THREE BEDROOMS, THREE RECEPTION ROOMS, WELL PRESENTED THROUGHOUT, GARDENS TO THE FRONT AND REAR, DRIVEWAY. NO ONWARD CHAIN. VIEWING ESSENTIAL.

This semi detached property sits in the ever popular Orchard Hey, close to Old Roan shops and train station. The property offers spacious versatile accommodation that can be used for whatever purpose a buyer wants. The accommodation comprises entrance hallway, living room, dining room, modern kitchen and a ground floor bedroom or further reception room to the ground floor. To the first floor are three further good sized bedrooms and a bathroom. Externally there are expansive lawned gardens to the front and side with a driveway to the side. To the rear is a further garden which are fully enclosed and enjoy a good degree of privacy and has a lovely patio and lawn. This property deserves to be viewed internally to be fully appreciated and we would advise an early viewing.

Entrance Hallway

Double glazed Upvc entrance door. Staircase leading to the first floor landing. Under stairs cupboard. Meter cupboard. Laminate flooring. Doors off to various rooms.

Living Room

Double glazed Upvc window to the front and double glazed Upvc sliding patio door leading out to the rear garden. Gas fire with surround and hearth. Wall lights. Radiator.

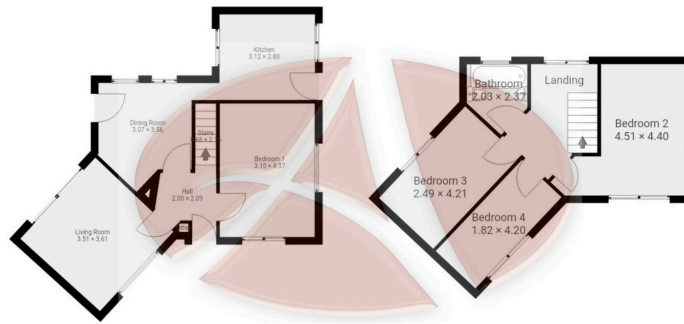
Dining Room

Double glazed Upvc stable door leading out to the rear garden and two double glazed Upvc windows to the rear. Under stairs cupboard. Tiled flooring. Radiator. Opening through to the

Kitchen

Double glazed Upvc windows to the rear and side and double glazed Upvc door leading out to the side. Range of wall and base units incorporating worksurfaces with inset circular sink and drainer with mixer tap over. Integrated oven with four ring gas hob and extractor hood. Electric storage heater. Electric fire. Tiled back splash.





Ground floor area 49.1m²

1st Floor area 44.2m²

36 Orchard Hey, L30 8RY

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Measurements, floor areas, openings and orientations are approximate. They should
purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

- Semi Detached Family Home • Spacious Accommodation
- Three/ Four Bedrooms
- Two/ Three Reception Rooms
- Well Presented Throughout
- Large Gardens To The Front And Further Enclosed Gardens To The Rear
- Driveway
- No Onward Chain
- EPC Rating- D
- Council Tax Band- B

