



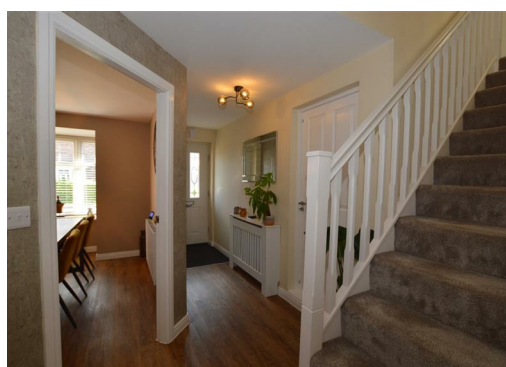
Ordsdall Close, Farington Moss, PR26 6QP

£299,995

Priced to sell now - £299,995

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Detached House | Freehold

This exceptional detached house located in the sought-after Ordsdall Close, Farington Moss. Built in 2019 by the renowned Miller Homes, this Greene house type offers an impressive 1,097 sq ft of stylish and contemporary living space. Perfectly positioned in a peaceful cul-de-sac, this stunning property presents a fantastic opportunity for a complete chain purchase.





# 4 Ordsdall Close, Farington Moss, PR26 6QP

## Key Features:

**Spacious Living:** Enjoy two well-proportioned reception rooms, ideal for both relaxation and entertaining. The house features four generously sized bedrooms, including a master suite, providing ample space for family living. French doors in lounge to the rear garden.

**Modern Design:** The property boasts immaculate interiors with high-quality finishes throughout, offering a perfect blend of modern style and comfort.

**Beautiful Garden:** Step outside into a beautifully landscaped garden, an entertainer's dream with an in-built BBQ, pizza maker, and a summer bar. Over 35 lights illuminate this outdoor haven, making it perfect for evening gatherings.

**Practical Amenities:** Off-road parking for two cars, a garage, and a low annual management charge of £140.

**Energy Efficient:** With an EPC rating of B, this property is energy-efficient, ensuring lower energy bills and a smaller carbon footprint.

**Location:** Located in the tranquil setting of Farington Moss, this home offers a peaceful retreat while still being within easy reach of local amenities and transport links. The quiet cul-de-sac setting provides a safe and secure environment, perfect for families.

## Additional Information:

Freehold property  
Off-road parking for 2 cars plus parking  
Management charge: £140 per year  
Council Tax - D

For more information or to arrange a viewing, please contact us today.

**Lounge 11'4" × 15'1" (3.47m × 4.617m)**

Carpet flooring

**Dining 8'7" × 12'9" (2.621m × 3.908m)**

**Kitchen 9'2" × 10'3" (2.8m × 3.147m)**

**Laundry 5'5" × 5'5" (1.657m × 1.652m)**

Laminate flooring with access to the rear garden and plumbing for washing machine

**WC 4'9" × 3'3" (1.46m × 1.007m)**  
WC and wash hand basin

## Garage

Single garage with parking

## First Floor

**Master Bedroom 11'2" × 9'9" (3.409m × 2.972m)**

Double glazed window, carpeted flooring

**En-Suite 4'11" × 6'7" (1.499m × 2.01m)**

Modern en suite shower room with shower enclosure, low level wc, wash hand basin, tiled surrounds

**Bedroom 2 11'1" × 9'1" (3.39m × 2.782m)**

Double glazed window, carpeted flooring

**Bedroom 3 9'6" × 7'0" (2.918m × 2.135m)**

Double glazed window, carpeted flooring

**Bedroom 4 9'7" × 5'9" (2.937m × 1.778m)**

Double glazed window, carpeted flooring

**Bathroom 6'2" × 6'2" (1.888m × 1.881m)**

Matching white bathroom suite with tiled surrounds







