



TRACY PHILLIPS

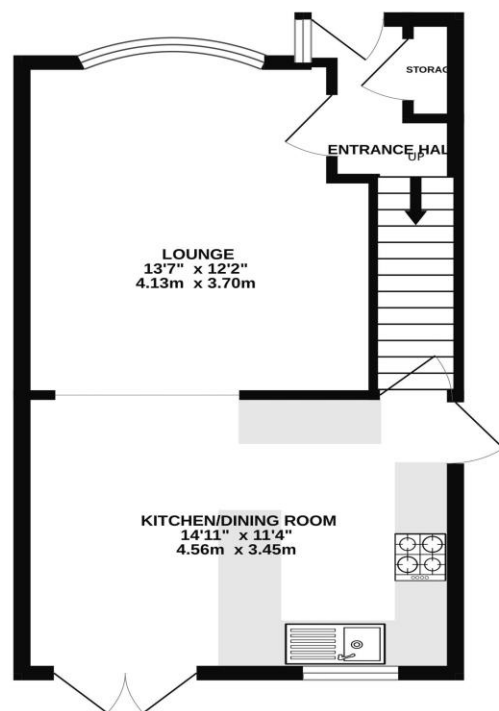
Estates



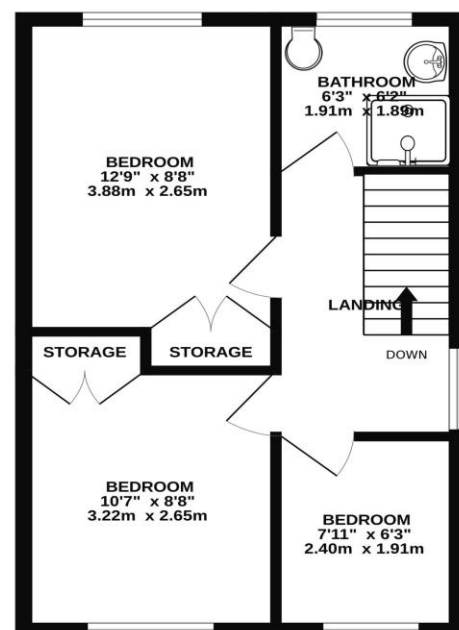
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Estates

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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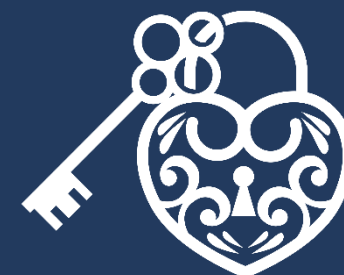
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Offers in Region of £190,000

Silverdale Road, Orrell, Wigan WN5 0DN

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This beautifully presented three-bedroom semi-detached home offers an ideal opportunity for first-time buyers seeking stylish, practical living in a sought-after location. What truly sets this home apart is its exceptional condition and the standout open-plan kitchen/diner — a modern, flexible space perfect for everyday family life and entertaining. Situated on a highly regarded residential development, the property is just a short drive from Orrell village centre, with its range of independent shops, cafes and amenities. Families will appreciate the proximity to excellent local schools (both primary and secondary), as well as easy access to the M6 for commuters.

Inside, the home has a warm and welcoming feel from the moment you step through the front door into the entrance hallway, where a staircase leads to the first floor. The lounge benefits from a large bay window that floods the space with natural light and a central fireplace adds a cosy touch. This flows effortlessly into the impressive kitchen/diner which features a generous range of wall and base units, integrated gas hob and oven, and space for additional appliances. A breakfast peninsula offers the perfect spot for informal dining, while wood-effect flooring runs throughout the ground floor, tying the spaces together beautifully.

Upstairs, there are three well-presented bedrooms, all tastefully decorated. Bedrooms Two and Three have newly fitted carpets (September 2025). From the landing there is access to the loft space, which is fitted with a light, via a pull-down ladder. The family bathroom has been recently refurbished and includes a modern three-piece suite in classic white comprising a WC, pedestal basin, and shower unit.

Externally, the property boasts both front and rear gardens. The front includes a gravelled driveway providing off-road parking with side access leading to the rear. The south-facing rear garden is a standout feature — private, secure, and perfect for summer living, with a patio ideal for alfresco dining and a well-maintained lawn.

Located on one of Orrell's most popular estates, this is a superb setting for family life with four outstanding local schools and a strong sense of community. With motorway access close by and the village just minutes away, this delightful home truly ticks all the boxes.

Viewings are now invited. Don't miss the chance to make this fantastic home your own.





