



Pennington House, Spring Road, Orrell  
Wigan, Greater Manchester WN5 0JH

Offers in the Region of £750,000

If you have ever dreamed of living the good life, then Pennington House could make the dream come true. Standing proudly in a stunning garden plot measuring just over three quarters of an acre, this handsome detached property and its grounds offer potential in abundance. The traditional double bay frontage, typical of elegant Victorian architecture, gives a hint to the character that lies inside, with the house enjoying the generously proportioned rooms and high ceilings that homes of this era are loved for. Its accommodation in brief comprises of an entrance vestibule and hallway with returning staircase, formal sitting room, lounge opening into a dining area, rear porch, kitchen, ground floor WC, four first floor bedrooms, shower room and family bathroom. Externally, there is ample off road parking and a double detached garage. The grounds here are truly amazing; big enough to imagine many possibilities, or to simply be enjoyed as a playground like it was for the family of the current owners. This is a property that needs to be seen. Each prospective buyer may come and have different ideas but Pennington House offers the space and potential to allow most visions to come alive.

Viewings are strictly by appointment.

EPC Grade Awaited. Freehold. Council Tax Band F.

### Entrance Vestibule

UPVC french doors with arched window above to front aspect. Tiled floor. Part tiled elevations.

### Hallway

Two central heating radiators. Returning spindle staircase to first floor.

### Formal Lounge

UPVC double glazed bay window to front aspect. Two central heating radiators. Open fire in marble effect fire surround.

### Sitting Room

UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. Central heating radiator. Electric fire in slate effect fireplace. Cupboard housing electric meter. Open to dining area.

### Dining Area

Two UPVC double glazed windows to rear aspect and door to rear porch. Two central heating radiators.

### Rear Porch

UPVC double glazed windows to side and rear aspects and door to side aspect. Tiled floor. Part tiled elevations.

### Kitchen

Fitted with a range of modern shaker style wall and base units comprising cupboards, drawers and work surfaces and incorporating a single bowl, single drainer stainless steel sink unit with mixer tap. Built in electric oven and four ring induction hob with extractor over. Integrated microwave. Integrated fridge freezer and integrated dishwasher. Plumbed for automatic washing machine. UPVC double glazed window to rear aspect. Tiled to visible floor area and part tiled elevations.



## Ground Floor WC

Fitted with a low flush WC and pedestal wash hand basin. UPVC double glazed window to side aspect. Towel radiator. Cupboard housing gas meter. Tiled to visible floor and elevations. Laminate panelled ceiling. Under stairs storage cupboard.

## Half Landing

Feature stained glass UPVC picture window to side aspect.

## Landing

Central heating radiator.

## Bedroom One

UPVC double glazed window to front aspect. Central heating radiator.

## Bedroom Two

UPVC double glazed window to rear aspect. Central heating radiator.



## Bedroom Three

UPVC double glazed window to front aspect. Central heating radiator.

## Bedroom Four

UPVC double glazed window to front aspect. Central heating radiator.

## Shower Room

Fitted with a two piece suite comprising shower cubicle and pedestal wash hand basin. UPVC double glazed window to rear aspect. Tiled to visible floor and elevations. Loft access.

## Family Bathroom

Fitted with a three piece suite comprising panelled bath, low flush WC and wash hand basin. UPVC double glazed window to rear aspect. Cupboard housing central heating boiler. Towel radiator. Tiled to visible floor area and part tiled elevations.



## Outbuildings

### Detached Garage

Two electric roller doors. Power and light. Loft storage.

### Brick Built Shelter

Offering covered shelter for outdoor storage.

### Timber Garden Shed

Offering lockable storage for garden tools etc.

## The Grounds

The property is accessed via a block paved driveway which provides ample off road parking and leads along the side of the house to the garage which sits at the rear of the plot. Also in this area is a courtyard style garden which houses the brick built shelter and the timber garden shed. At the front of the property is a lawned garden area which extends



into the side plot which comprises mainly of extensive lawns with some mature shrubs and trees. There is a block paved patio nearest the house providing a n area to sit and enjoy the fantastic grounds.

### **Tenure**

Freehold

### **Overage Clause**

The sale contract will contain an overage clause. For further details please contact us.





Pennington House

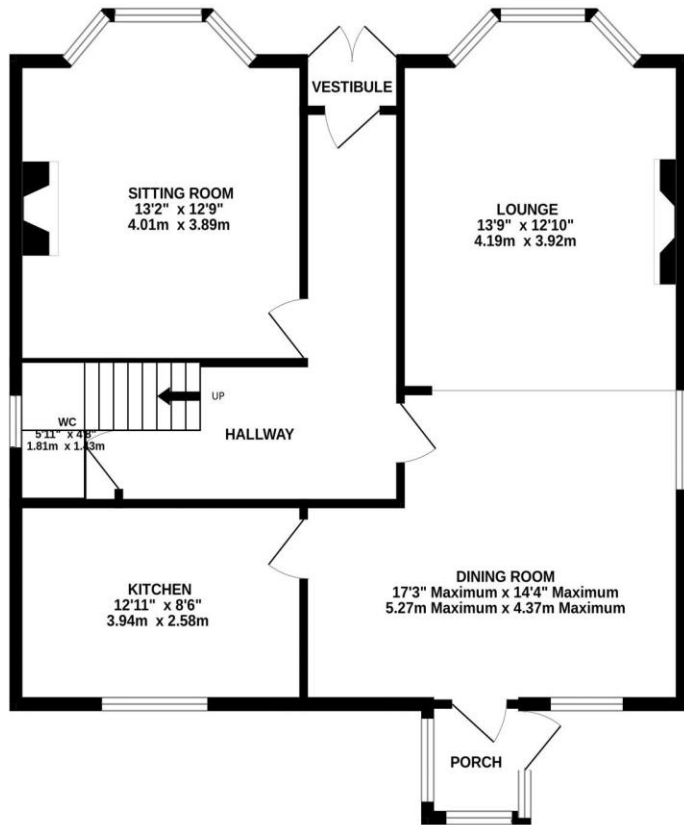
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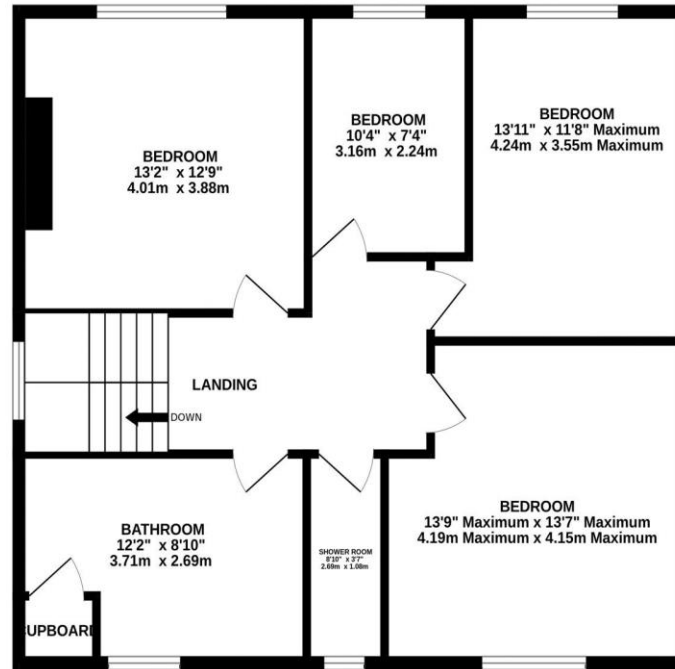
LATHAM LANE

57.9m

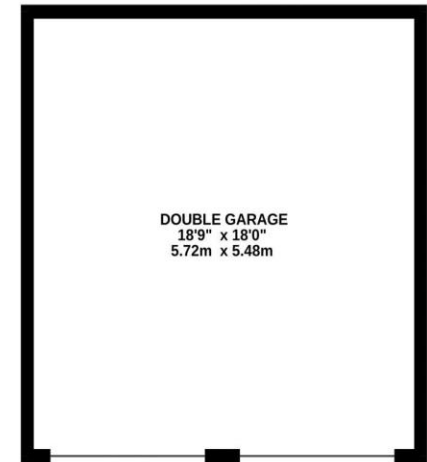
GROUND FLOOR  
862 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



GARAGE  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 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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