



addisons

estate and letting agents



Church Street, Orrell
Wigan, Greater Manchester WN5 8TQ

Offers in the Region of £170,000

This very attractive garden fronted mid terraced property is situated in the thriving village of Orrell within walking distance to a great range of amenities which include independent shops, bars and eateries, as well as highly reputed schools and colleges and local churches. Public transport options are great with regular bus services into nearby towns and the village train station is moments away.

The accommodation is beautifully presented throughout and comprises briefly of an entrance vestibule, hallway, dining room, lounge, fitted kitchen with new appliances which can be included if required, two great size double bedrooms and a very generous four piece bathroom suite.

The property has gas central heating and UPVC double glazing and externally there is a low maintenance gravel garden at the front and a stone paved enclosed garden to the rear.

EPC Grade B. Council Tax Band B. Freehold. Probate Awaited

Outside

There is a low maintenance gravel garden at the front and an enclosed rear garden which is stone paved with a circular gravel display with firepit. There is a timber built bin store and an outside tap.

Entrance Vestibule

Door giving access to the front of the property. Tiled to visible floor area.

Entrance Hall

Stairs to first floor accommodation. Central heating radiator. Tiled floor.

Dining Room

UPVC double glazed window to front aspect. Central heating radiator. Tiled to visible floor. Open to lounge.

Lounge

UPVC double glazed french doors to rear aspect. Tiled to visible floor area. Central heating radiator. Period style stove fire in feature exposed brick chimney breast. Under stairs storage cupboard.

Kitchen

Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl single drainer stainless steel sink unit with mixer tap. Built in electric oven with four ring hob and extractor over. Integrated dishwasher. UPVC double glazed window to side aspect. Tiled to visible floor. Cupboard housing central heating boiler. Plumbed for automatic washing machine. (The vendor is prepared to leave the washing machine, fridge freezer and microwave all of which were newly purchased within the last 12 months).



First Floor Landing

Loft access with pull down ladders.

Bedroom One

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

Bedroom Two

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

Bathroom

Fitted with a four piece suite comprising freestanding claw foot bath, quadrant corner shower enclosure, pedestal wash hand basin and low flush WC. Towel radiator. UPVC double glazed window to rear aspect.


Tenure

Freehold

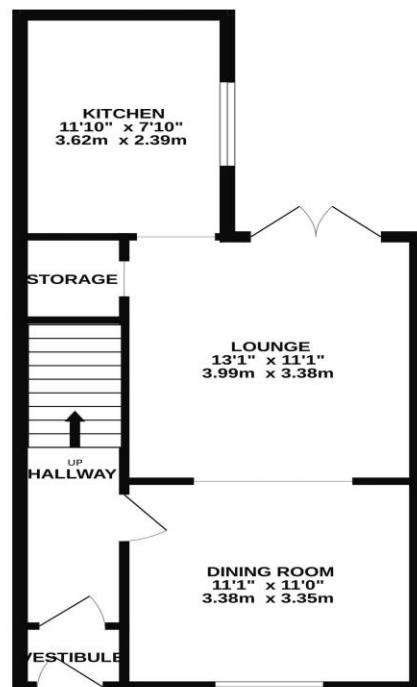




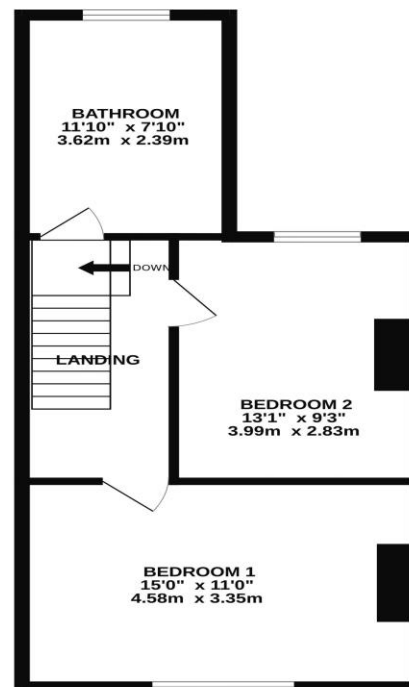
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G <i>Not energy efficient - higher running costs</i>	62	88
England & Wales		
EU Directive 2002/91/EC 		

GROUND FLOOR



1ST FLOOR



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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