



Collisdene Road, Orrell  
Wigan, Greater Manchester WN5 8RL

£360,000



Imagining a busy family life in this wonderful extended semi detached property is not difficult! Its flexible accommodation comprises briefly of a welcoming entrance hall, stunning Island kitchen with both sitting and dining areas, lounge, dining room/playroom, utility room, ground floor WC, and four bedrooms plus family bathroom and additional shower room making up the first floor.

The property has gas central heating and double glazing and notably, the current owners have had a new consumer unit and additional sockets installed. Externally there is driveway parking to the front and a generous rear garden which is not directly overlooked.

Situated in a highly sought after and well established residential area in this fabulously popular village, we know this will be popular for many reasons. Its within walking distance to highly reputable schools and colleges, has a great range of amenities for all ages in the thriving village centre, is close to the motorway networks for commuters and the train station provides links into Manchester. We could go on but instead we recommend that you make an appointment to see how this lovely home could fit your family, so please call us and arrange to see it for yourselves.

EPC Grade C. Freehold. Council Tax Band D

## Entrance Hall

Door giving access to the front of the property. Central heating radiator. Laminate flooring. Two under stairs storage cupboards.

## Family Room Kitchen

Island kitchen fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl single drainer sink unit with mixer tap. Built in double oven and hob, integrated wine fridge, integrated fridge freezer and integrated dishwasher. UPVC double glazed window to rear aspect and UPVC doors to rear aspect giving access onto garden. Laminate flooring. Two central heating radiators.

## Lounge

UPVC double glazed bay window to front aspect. Inset electric fire. Central heating radiator. Laminate flooring.

## Dining Room/Playroom

UPVC double glazed window to front aspect. Laminate flooring. Central heating radiator. Fitted upholstered window seat.

## Utility Room

UPVC double glazed door and window to rear aspect. Central heating radiator. Built in storage cupboard. Tiled to visible floor. Plumbed for automatic washing machine. Single bowl single drainer stainless steel sink unit with mixer tap. Central heating boiler.

## WC

Fitted with a low flush WC. Central heating radiator. UPVC double glazed window to rear aspect.

## First Floor Landing

Access to bedrooms, bathroom and shower room.



### Bedroom 1

UPVC double glazed bay window to front aspect. Central heating radiator. Fitted slide door wardrobes to one elevation.

### Bedroom 2

UPVC double glazed window to rear aspect. Central heating radiator. Fitted wardrobes with overhead cupboards.

### Bedroom 3

UPVC double glazed window to front aspect. Central heating radiator. Fitted wardrobes with overhead cupboards.

### Bedroom 4

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

### Shower Room

UPVC double glazed window to rear aspect. Fitted with a two piece suite comprising shower enclosure and vanity wash hand basin. Central heating towel radiator. Tiled elevations. Laminate panelled ceiling with inset spotlights.

### Family Bathroom

Fitted with a three piece suite comprising panelled bath, vanity wash hand basin and low flush WC. UPVC double glazed window to rear aspect. Central heating towel radiator. Tiled to visible elevations. Inset lighting.

### Outside

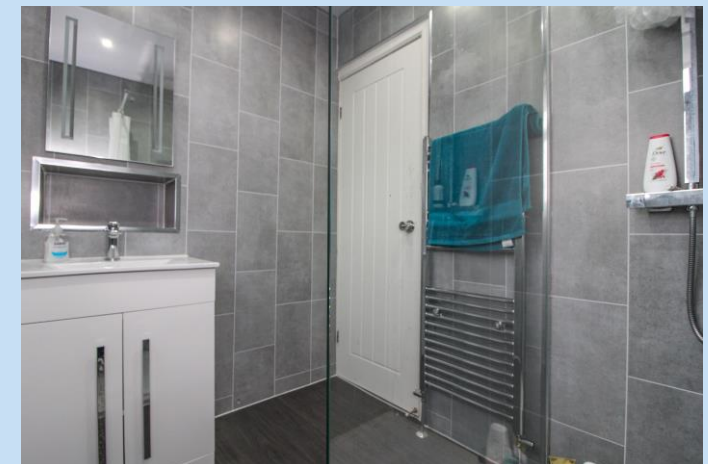
There is driveway parking at the front of the property and there is a generous rear garden which has patio areas and a lower level lawned garden with planted areas and a raised decking area. The property is not directly overlooked at the rear and has open views across towards the motorway.

### Tenure


Freehold



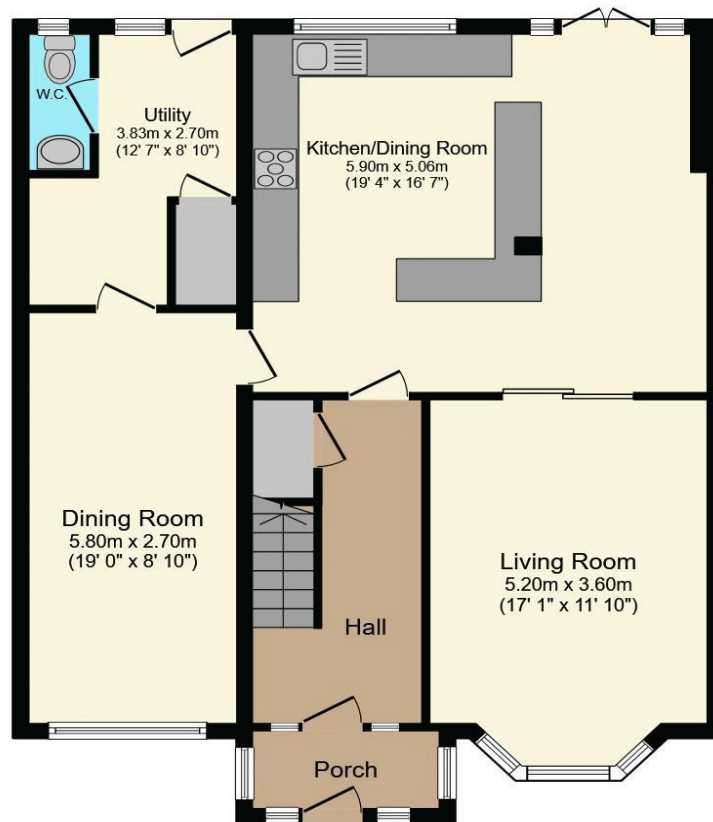




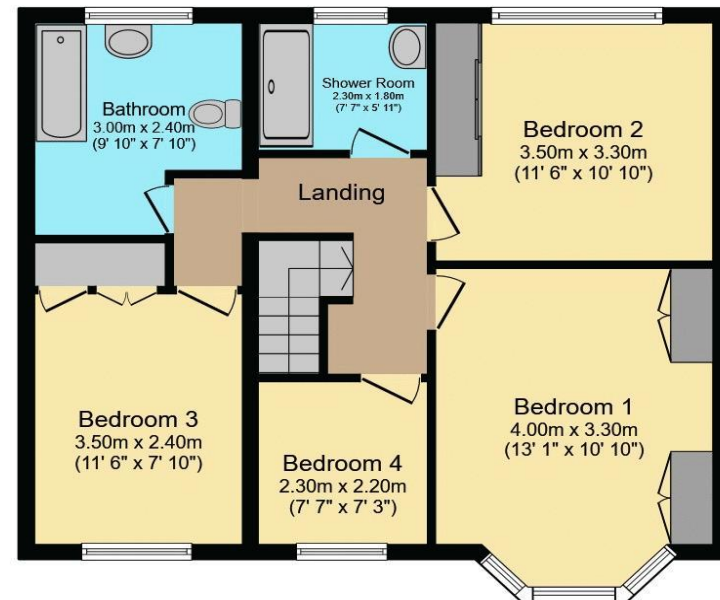
# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>70</p>	<p>82</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 





**Ground Floor**



**First Floor**



Total floor area 155.4 sq.m. (1,673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)