



Claybridge Close, Orrell
Wigan, Greater Manchester WN5 0JU

Offers Over £280,000

This lovely detached property is situated on a popular residential development overlooking a lovely green area and children's play park. The accommodation has been very well presented by its current owners and offers spacious living areas ideal for families. The property comprises briefly on the ground floor of an entrance hall, ground floor WC, lounge, dining area, modern kitchen and a generous conservatory. Moving up onto the first floor, there are three bedrooms with an en suite to the main bedroom and a beautiful family bathroom. There is a functional loft space which is accessed via fixed stairs from the landing. The property has gas central heating and UPVC double glazing and externally, there is a driveway providing ample off road parking and there are gardens to the front and rear. The rear garden boasts a superb detached garden room, currently used as a gym and games room but ideal for a range of other uses. The location offers easy access to the main roads and motorways of the North West making it ideal for commuters, and there are regular bus services into the town centre. There are local amenities close by to serve daily shopping needs, and the centres of Pemberton and Orrell thrive with independent shops, bars and eateries. This is a lovely property and is worthy of internal viewing so please call now to book your appointment.

EPC Grade C. Leasehold. Council Tax Band C

Entrance Hall

Door giving access to the front of the property. UPVC double glazed window to side aspect. Laminate flooring. Stairs to first floor accommodation.

WC

UPVC double glazed window to front aspect. Fitted with a low flush WC and pedestal wash hand basin. Part tiled elevations. Laminate flooring.

Lounge

UPVC double glazed window to front aspect. Central heating radiator. Laminate floor. Under stairs storage cupboard.

Dining Room

Central heating radiator. Laminate flooring. Understairs storage cupboard. Open to kitchen. UPVC double glazed french doors to rear aspect giving access into the conservatory.

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. Plumbed for automatic washing machine. Built in electric oven and grill and four ring gas hob with extractor over. Part tiled elevations.

Conservatory

UPVC double glazed conservatory with french doors to side garden. Electric heater. Tiled floor area.

First Floor Landing

UPVC double glazed window to side aspect. Stairs to loft room.

Bedroom Three

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



Bedroom Two

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

Bathroom

Fitted with a three piece suite comprising claw foot bath with rainfall shower over and shower screen, pedestal wash hand basin and low flush WC. UPVC double glazed window to side aspect. Tiled to visible floor and elevations. Towel radiator.

Bedroom One

UPVC double glazed window to front aspect. Central heating radiator. Laminate flooring. Fitted wardrobes to one elevation.

En Suite

Fitted with a three piece suite comprising shower enclosure with rainfall shower, pedestal wash hand basin and low flush WC. Towel radiator. Tiled elevations and laminate flooring. UPVC double glazed window to front aspect.



Loft Space

Velux window to rear aspect. Central heating radiator. Two built eaves storage cupboards. Built in storage housing central heating boiler.

Outside

At the front of the property is a driveway providing off road parking for several vehicles and a lawned garden. At the rear is an enclosed garden with a patio area and a raised artificial lawn.

Gym/Games Room

UPVC double glazed french doors to side aspect and UPVC double glazed window to front aspect. Power and light supply. Currently used as a gym and games room but versatile for a number of other uses such as home office or bar.

Tenure

Leasehold 999 years from 1/1/1997 £75 per annum ground rent





Energy Efficiency Rating

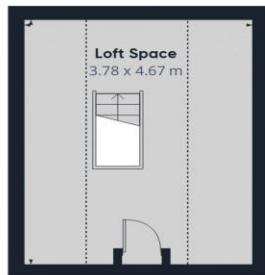
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	73	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

127.7 m²

Reduced headroom

9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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