



 **3**  
Bedrooms

 **2**  
Bathrooms



A brand-new detached three-bedroom house located in a private gated development on Church Drive, Orrell (WN5 8ST). Featuring a brick-built double garage, two bathrooms, and a spacious open-plan kitchen/diner. The internal layout is fixed, but buyers can choose kitchen units, flooring, and finishes (subject to build stage). Ideally positioned near highly rated schools, local bars, and excellent transport links.

## **New Build Detached House – From £370,000**

**Church Drive, Orrell, Wigan, WN5 8ST**

**Private Gated Development | Brick-Built Double Garage | Choice of Interior Finishes**

### **A Rare Opportunity in a Prime Location**

This beautifully designed **detached three-bedroom house** is located on a private gated development in the sought-after area of **Orrell, Wigan**. Currently under construction, this property offers a high-quality modern finish, with buyers given the chance to **select their preferred kitchen style, flooring, and interior finishes** – making it feel truly their own.

The **layout is fixed**, carefully designed for practical and spacious single-level living, while **external features** such as a **brick-built double garage** and secure gated access provide privacy, convenience, and peace of mind.

### **Key Features:**

- **Detached House** in Private Gated Setting
- **Three Generous Bedrooms**
- **Two Modern Bathrooms**
- **Spacious Open-Plan Kitchen/Diner**
- **Comfortable Lounge**
- **Brick-Built Double Garage**
- **Energy-Efficient New Build**
- **Customise Kitchen Units, Flooring, and Internal Finishes (Subject to Build Stage)**
- **Detached Garage**

### **Fixed Room Sizes:**

- **Lounge:** 13'9" x 12'4"
- **Kitchen/Diner:** 9'10" x 24'3"
- **Bedroom One:** 13'9" x 11'8"
- **Bedroom Two:** 13'6" x 13'10"
- **Bedroom Three:** 17'6" x 9'6"
- **Bathroom One & Two:** 7'7" x 6'5" each

**Location: Church Drive, Orrell (WN5 8ST)**

Set in an established residential area, this development enjoys a peaceful setting with excellent amenities close by:

- **Outstanding Local Schools:**
  - Orrell Holgate Academy, Orrell Newfold Primary, St James' Catholic Primary
  - Nearby secondary schools include St Peter's and Up Holland High School
- **Nearby Bars & Eateries:**
  - *The Copper Tap* – local bar and bistro with food and live music
  - *The Old Bank Coffee & Wine Bar* – relaxed spot for drinks and dining
  - *St James' Social Club* – friendly local venue for community events
- **Excellent Transport Links:**
  - Orrell Train Station just **0.2 miles** away – direct links to Wigan, Manchester & beyond

- Easy access to the **M6** and **M58** for commuters
  
- Local shops and services within walking distance

### **Ready to Reserve – Personalise Your Finishes**

With construction underway, now is the perfect time to reserve your plot and select your preferred finishes. Secure a brand-new, energy-efficient home built to modern standards in one of Orrell's most desirable locations.

**Contact us today** to arrange a site visit or request more details.

