



365 Gathurst Road, Orrell

Wigan

£525,000



365 Gathurst Road

Orrell, Wigan

Detached true bungalow with stunning open countryside views, landscaped gardens, conservatory, en suite, utility, workshop and exceptional privacy in one of Orrell's most sought-after locations.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- One of the best outlooks in the are
- Exceptional privacy
- Master Bedroom with En-Suite & Fitted Wardrobes
- Landscaped Front & Rear Gardens – Not Overlooked
- True detached bungalow
- Flexible accommodation with home office and workshop
- Quiet but convenient location
- Buyers Information Pack available with Up-Front Searches for a Streamlined Purchase
- No Onward Chain – Smooth & Straightforward Purchase

Entrance Hallway

Storage cupboard. Hot water tank access. Tiled floor.

Open Plan Lounge/Diner

Beautiful open plan living space leading to sun room. Built-in electric fire. Space for dining. Bay window to front.

Sun Room

Leads to Utility and garage. Tiled floor. French doors to side.

Utility Room

Two stained glass windows. Good range of units with worktops. Features composite sink with drainer. Space plumbed for washing machine and dryer. Space for freestanding fridge/freezer. Tiled floor. Door to garage.

Kitchen

Excellent range of eye and low-level units, including 1.5 stainless steel sink with drainer. Quartz worktops. Integrated appliances include: 'Neff' Double oven with built-in microwave, induction hob with extractor fan, two fridges and wine cooler. Tiled floor. Door to side. Window to rear.

Master Bedroom with En-suite

Overlooking rear garden. Built-in overhead storage with vanity unit and fitted wardrobes. En-suite bathroom. French doors to rear garden.

Master Bedroom En-suite

Three piece suite including walk-in shower (mains), vanity unit hand wash basin and W.C. Feature heated towel rail. Towel storage. Tiled floor. Tiled walls.

Bedroom Two

Built-in overhead storage and wardrobe units. Bay window to front.

Bedroom Three/Office

Currently used as office with built-in desk and storage. Window to front.

Bathroom

Four piece suite featuring corner shower cubicle (mains), vanity unit with wash hand basin and W.C. Panelled bath (mains). Feature



FRONT GARDEN

Beautifully maintained landscaped garden mainly laid to lawn with mature flowers and trees including palm tree. Two driveways for parking either side.

REAR GARDEN

Spectacular landscaped garden to the rear, overlooking fields. Raised patio with water feature, mature shrubs and trees, with sunken lawn. Features, stoned planting beds. Two storage sheds.

DRIVEWAY

2 Parking Spaces

Dedicated off-road parking for two vehicles. Two driveways either side of front lawn.

GARAGE

Single Garage

Parking available in integral garage for 1 vehicle.









Approximate total area⁽¹⁾

1472 ft²

136.7 m²

(1) Excluding balconies and terraces

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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