



addisons

estate and letting agents



Mill Road, Orrell
Wigan, Greater Manchester WN5 8TX

£410,000

We're sure the location of this fabulous detached bungalow will be at the top of your list of reasons to view although there are many others we could have chosen. Situated within walking distance of the great range of amenities in the thriving village of Orrell which boasts individual shops, bars and eateries, its also tucked nicely away so offers peace and quiet in equal measure to the action. Consistently popular with families due to it being within the catchment area for Orrells reputable schools and colleges, and loved by commuters for its accessibility to the motorway network and its village train station with direct links to Manchester, the village provides a long term safe bet for a range of buyers. Inside, you will find flexible and spacious accommodation ideally suited for busy family living. On the ground floor there is a welcoming hallway, a very generous lounge, seperate dining room, kitchen, two bedrooms, one with en suite and a four piece family bathroom. A useful inner hallway spacious enough to use as a sitting or study area leads to the first floor where you will find two double bedrooms, one having an en suite and dressing room. The property has gas central heating and UPVC double glazing and externally there is a small garden frontage, a double side by side driveway leading to a detached double garage and there is a very pretty low maintenance enclosed garden to the side. We're sure you will be suitably surprised and impressed by this property so please call us to get an appointment booked. Leasehold. Council Tax Band E. NO UPWARD CHAIN. EPC Grade C.

Tenure

3 (28.03.1990) Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 31 October 1861 Term : 999 years from 12 May 1861 Rent : £70 NOTE: The lease comprises also other land 4 By the Assignment dated 23 March 1990 referred to in the Charges Register the land in this title was with other land expressed to be informally exonerated from the rent of £14.14s.

Entrance Hall

Door giving access to the front of the property. Central heating radiator. Wood strip flooring. Built in cloaks cupboard.

Dining Room

UPVC double glazed window to front aspect. Central heating radiator. UPVC double glazed french doors giving access to garden. Wood strip flooring.

Lounge

UPVC double glazed french doors giving access to garden. Central heating radiator. Wood strip flooring. Three wall light points. Electric fire in feature fireplace.

Kitchen

Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a a 1.5 bowl single drainer sink unit with mixer tap. Integrated fridge freezer. Plumbed for automatic dishwasher. Plumbed for automatic washing machine. Built in electric Smeg oven and five ring gas hob with extractor over. Tiled to visible floor area. UPVC double glazed window to rear aspect and UPVC door to rear aspect. Central heating radiator.

Bedroom

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



Family Bathroom

Fitted with a four piece suite comprising panelled corner bath with mixer tap shower over, double vanity wash hand basin, low flush WC and step in shower enclosure. UPVC double glazed windows to side and rear aspects. Central heating radiator. Part tiled elevations. Tiled to visible floor area.

Bedroom

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

En Suite

UPVC double glazed window to side aspect. Fitted with a three piece suite comprising step in shower enclosure, low flush WC and pedestal wash hand basin. Central heating radiator. Part tiled elevations. Tiled to visible floor area.



Inner Hallway/Study/Sitting Area

UPVC double glazed window to front aspect. Central heating radiator. Stairs to first floor with under stairs storage.

Landing

Built in storage cupboard.

Bedroom

Two velux windows to rear aspect. Two central heating radiators. Fitted wardrobes to one elevation.

Bedroom

Two velux windows to rear aspect. Central heating radiator. Built in storage cupboard housing central heating boiler. Walk in wardrobe with fitted shelving and hanging space.

En Suite

Fitted with a three piece suite comprising walk in shower enclosure with rainfall shower, low flush



WC and vanity wash hand basin. Towel radiator. Tiled to visible floor and elevations.

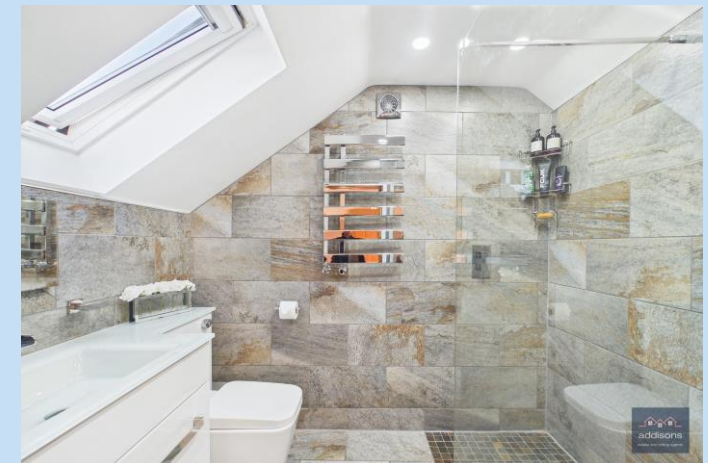
Detached Double Garage

Two up and over garage doors. Power and light. Pedestrian door to side aspect.

Outside

There is a small garden frontage and an enclosed low maintenance side garden with artificial grass lawn, patio area and decorative gravel feature. There is outside power and gated access to the rear of the property.



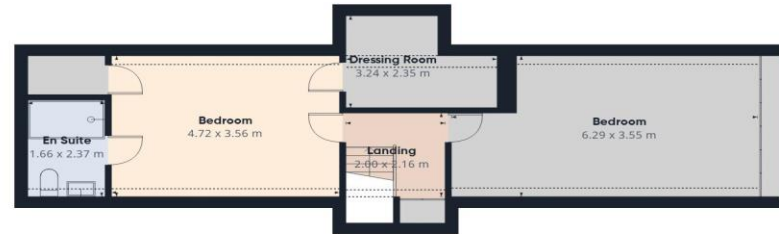


Energy Efficiency Rating

	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>	71	82
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

197.6 m²

Reduced headroom

5.6 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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