



359 Orrell Road

Orrell, Wigan, WN5 8QZ

Price £260,000



Sapphire Homes are delighted to offer For Sale this deceptively spacious three bedroom bay fronted semi detached family home in a popular residential location that also offers the potential to extend further subject to obtaining the necessary permissions. The property is also conveniently located for outstanding local schools, amenities and transport links including the M58 and M6 motorways as well as being within walking distance of Orrell Train Station. In brief the accommodation briefly comprises of entrance / hallway, spacious lounge, dining room / reception 2 and there is a fitted extended kitchen / diner with with access to a rear porch and the rear garden as well as the garage. To the first floor the landing provides access to three spacious bedrooms with the master being bay fronted and there is a family bathroom with separate W.C. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing throughout and a tasteful décor but some cosmetic improvements would enhance this wonderfully property. Externally to the front elevation there is a low maintenance garden with ample off road parking and lawn area with brick wall perimeter and to the rear the garden enjoys a sunny aspect which is perfect for entertaining friends and family in the summer months. Early internal viewing is highly recommended to appreciate in full and the property is offered with vacant possession and No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen / Diner

Rear Porch

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

W.C.

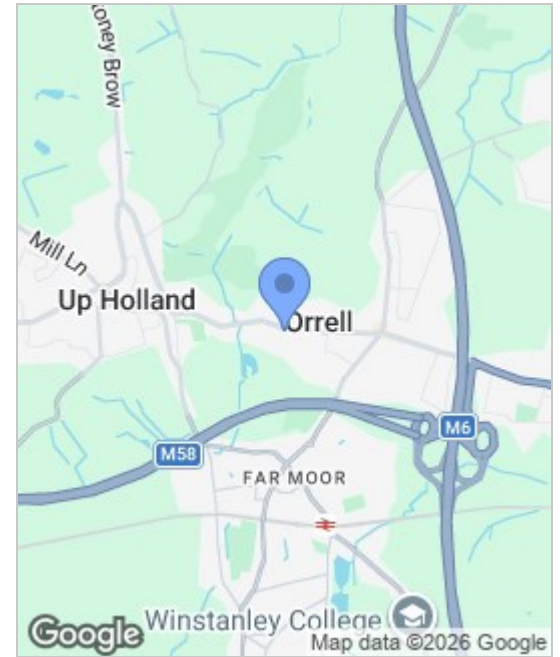
Bathroom

EXTERNAL

Rear Garden

Integral Garage

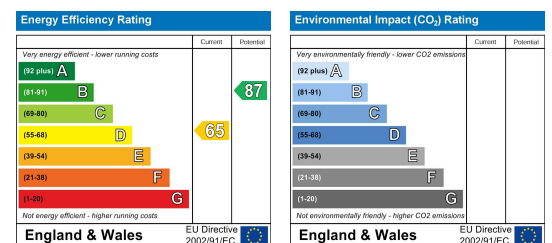
Area Map



Floor Plans



Energy Efficiency Graph



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