



St. James Road, Orrell  
Wigan, Greater Manchester WN5 7AA

Offers in the Region of £375,000

Situated in a prominent position on the highly sought after St. James Road in the thriving village of Orrell is this beautifully refurbished detached true bungalow. It sits within walking distance of a great range of amenities which include independent shops, bars and eateries alongside practical services like doctors, dentists and pharmacies. It is also within the catchment area for Orrell's well reputed schools and colleges and only a few minutes drive from the motorway networks of the North West. If you want to leave the car at home, there are regular public transport services into both Wigan and St Helens town centres and there is a village train station with links to Manchester. The property has been recently improved and now offers move in accommodation which comprises of a bright and welcoming entrance hall, generous lounge, three bedrooms, modern fitted kitchen and stunning four piece bathroom suite. The property has gas central heating and UPVC double glazing and externally there is a driveway providing ample off road parking and leading to a double garage. There is a generous lawned front garden and there is a tiled rear patio style garden. The property is offered For Sale with No Chain involved and viewings are highly recommended so please call now to get your appointment booked. EPC Grade D. Freehold. Council Tax Band C

### **Entrance Hall**

Door giving access to the front of the property.  
Central heating radiator. Cupboard housing meters.

### **Lounge**

UPVC double glazed picture window to front aspect.  
Central heating radiator. Decorative fireplace.

### **Kitchen**

Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap. Built in Bosch electric oven and microwave and induction hob with extractor over. Integrated fridge freezer. Integrated dishwasher. Door to rear aspect and UPVC double glazed window to rear aspect.

### **Bathroom**

Fitted with a four piece suite comprising contemporary bath with central mixer tap and

shower attachment, quadrant shower enclosure with rainfall and flexible showers, low flush WC and vanity wash hand basin with fitted storage cupboards. Two UPVC double glazed windows to rear aspect. Part tiled elevations. Tiled to visible floor area. Towel radiator.

### **Bedroom One**

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

### **Bedroom Two**

UPVC double glazed window to side aspect.  
Central heating radiator. Loft access.

### **Bedroom Three**

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

### **Outside**

There is a driveway at the front providing ample off road parking for vehicles and leading to a double



garage. There is a generous front garden which is mainly lawned with shrub displays. At the rear is a low maintenance tiled enclosed garden area. A gate gives access to a shared passage at the side. There is a brick built outbuilding which adjoins the garage.

## **Garage**

Double Garage with two single up and over doors.

## **Tenure**

Freehold

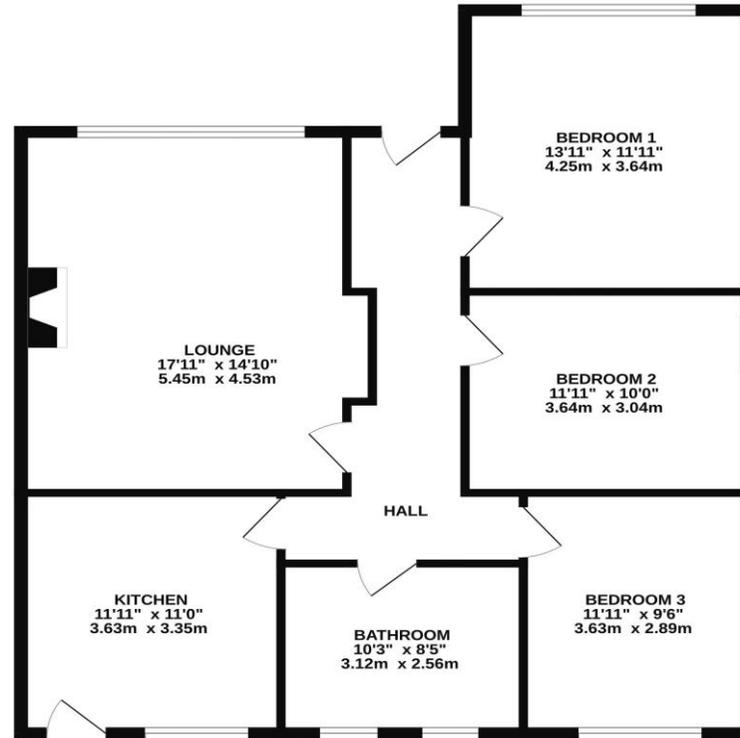




# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		76
55-68 <b>D</b>	66	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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