



TRACY PHILLIPS

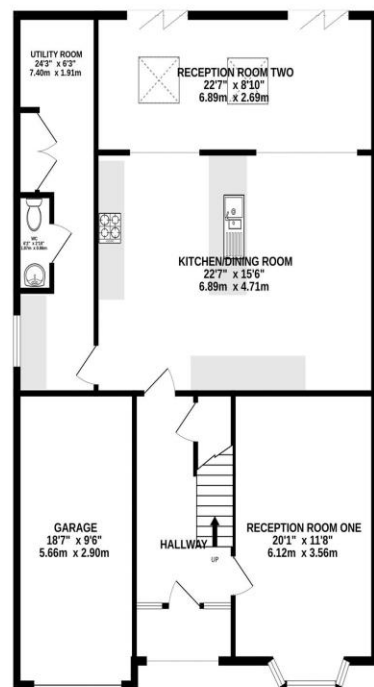
Estates



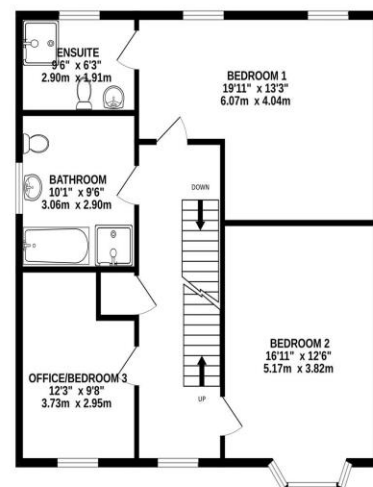
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Estates

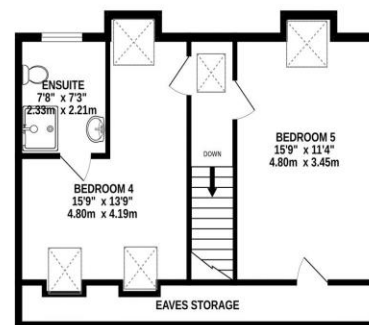
GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



2ND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 2618 sq.ft. (243.2 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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Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



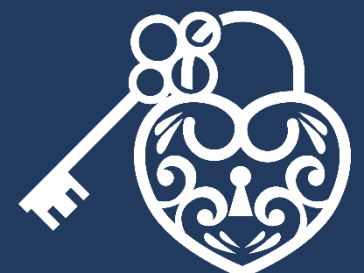
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Asking Price: £625,000

Orrell Road, Orrell, Wigan WN5 8QZ



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This impressive five-bedroom executive detached residence offers an exceptional opportunity to acquire a substantial and beautifully presented family home, occupying a superb position within a highly regarded residential location. Set well back from the road behind electronically operated gates, the property enjoys an enviable setting, with beautifully maintained gardens complementing the generous proportions of the interior. A particularly striking feature is the stunning rear outlook across rolling green fields, creating a wonderful sense of space, privacy and tranquillity. Extending to approximately 2,618 sq ft and thoughtfully arranged over three floors, the property has been significantly improved and extended by the current owners. Recent enhancements include brand-new windows and doors, together with a stylish new extended and open plan kitchen to the ground floor.

The accommodation has been designed to provide a seamless flow between spacious living areas, combining generous proportions with high-quality fixtures, fittings and tasteful décor throughout. The location is particularly convenient for families and commuters alike, with easy access to the M6 motorway and a selection of highly regarded primary and secondary schools nearby.

Upon entering the property, the welcoming reception hallway immediately conveys a sense of space and quality, with a useful understairs cloakroom. The elegant lounge enjoys a pleasant front-facing aspect and features an attractive fireplace, housing a wood burning stove, creating a warm and inviting space in which to relax. To the rear, the impressive open-plan kitchen and family room forms the heart of the home. Beautifully appointed with an extensive range of elegant Shaker style wall and base units, complementary work surfaces and a comprehensive selection of integrated appliances including a freestanding range cooker, this exceptional space is perfectly suited to modern family living and entertaining. A glass lantern rooflight and two sets of bi-folding doors providing direct access to the rear garden, provide an abundance of natural light to flood the room and create an effortless connection between the indoor and outdoor spaces. A practical utility room/boot room and separate WC complete the ground-floor accommodation.

The first floor offers three well-proportioned bedrooms, comprising two generous double bedrooms and a further single bedroom. The principal bedroom benefits from a stylish three-piece en-suite shower room, while a family bathroom serves the remaining bedrooms. A spacious landing enhances the feeling of openness throughout this level. The second floor provides two further double bedrooms, offering excellent flexibility for a growing family, visiting guests or those requiring dedicated home-working space. A conveniently positioned three-piece shower room completes the upper-floor accommodation.

Externally, the rear garden is a particular highlight, enjoying a high degree of privacy and an attractive outlook over the surrounding green fields. A generous paved patio provides the perfect setting for outdoor dining, entertaining and relaxing during the warmer months, while the remaining garden offers an appealing outdoor space for the whole family to enjoy. To the front, the electronically gated driveway provides ample off-road parking for multiple vehicles and leads to the integral single garage, offering additional storage and practical convenience.

Combining substantial accommodation, stylish modern improvements, an enviable outlook and a sought-after residential setting, this outstanding home is ideally suited to family life. Early viewing is highly recommended.





