



TRACY PHILLIPS

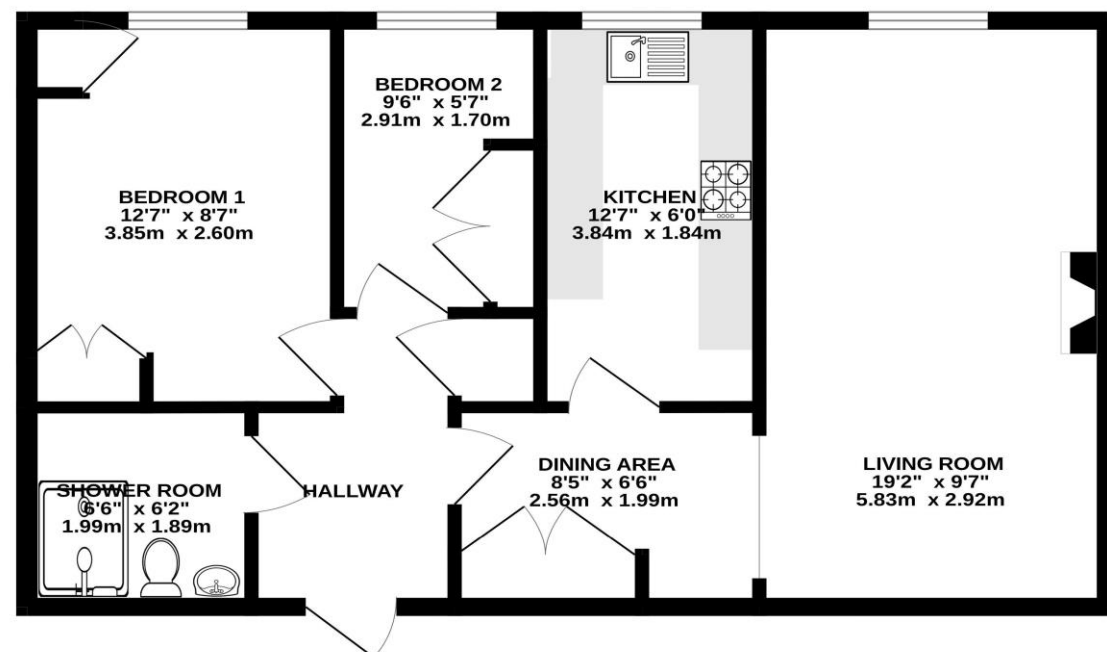
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



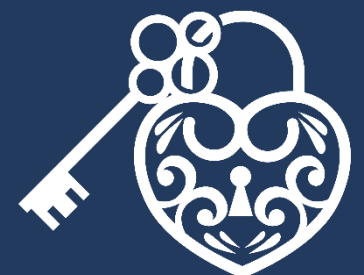
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £135,000

Mountfield Court, Howards Lane, Orrell,
WN5 8PY



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Positioned within a sought-after retirement development for the over 55s, this beautifully presented two-bedroom ground floor apartment offers comfortable, secure, and independent living in the very heart of Orrell. The development is accessed via a driveway leading to the residents' car park, with a welcoming communal entrance and lovely communal garden areas to enjoy. Residents can also visit the inviting communal lounge, providing the perfect place to socialise with neighbours. Guest rooms with Shower and W.C. are available on a booking system for visitors for a small charge. Parking for residents is available and there is space for drying the washing outdoors when the weather is kind!

The building offers a secure entrance with electronic access control, and lifts to all floors for ease of access. The apartment is located on the ground floor and is accessed via the communal hallway. On entering the apartment, there is a private hallway. From here, the modern shower room can be accessed which comprises a large shower cubicle with electric shower, vanity wash hand basin with built-in w.c. and storage cupboards and a wall-mounted mirrored cabinet. The hallway also provides access to the two bedrooms with the master bedroom being fitted with a range of attractive bedroom furniture and Bedroom Two currently being used as a dressing room with a wide range of fitted wardrobes and dressing table. The beautifully fitted kitchen features a range of contemporary units with integrated oven, electric hob and an extractor hood above. To the end of the hallway is access to the spacious lounge with dining area off which has fitted cupboards (perfect for storage). The lounge area has a large picture window and an attractive fireplace housing an electric fire.

Ideally located in the centre of Orrell village, the apartment building is close to local amenities including shops, cafés, restaurants, and public transport links, making it an ideal choice for those seeking a convenient and relaxed lifestyle.

Offered to the market with no onward chain, this is a fantastic opportunity to purchase a retirement apartment in one of Orrell's most popular developments. Early viewing of this lovely apartment is encouraged.





