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estate and letting agents



Marl Grove, Orrell
Wigan, Greater Manchester WN5 7BA

£230,000

Situated in a sought after location within walking distance of the beautiful Orrell Water Park and the well reputed local schools and colleges, this attractive semi detached home is sure to be a hit with families. Orrell remains consistently popular due its great range of amenities which include independent shops, bars and eateries, doctors, dentists and hairdressers amongst others. The village is thriving and has lots to entertain but if the need to escape further afield arises, there is a train station with direct links to Manchester and regular bus services into the nearby towns of Wigan and St Helens. The property has been skilfully extended by its current owners and now has accommodation perfect for family life which comprises briefly on the ground floor of an entrance hall, lounge, stunning family dining kitchen, ground floor WC and versatile second reception room. Moving upstairs you will find three generous bedrooms and a bathroom. The property has gas central heating and UPVC double glazing and externally, there is a driveway at the front providing off road parking and at the rear is a good sized garden with a patio and lawned area.

We thoroughly recommend early viewings of this property so please call now to make an appointment.

EPC Grade C. Council Tax Band A. Freehold.

Entrance Hall

Door to front aspect. Laminate flooring. Stairs to first floor. Cupboard housing electrics.

Lounge

UPVc double glazed window to front aspect. Central heating radiator. Laminate flooring.

Kitchen Dining Family Room

Island kitchen area fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl single drainer sink unit with mixer tap. Built in Bosch double oven and Siemens halogen hob with extractor over. Integrated tumble dryer and washing machine. Integrated waste bin. Two central heating radiators. UPVC double glazed window to rear aspect and bi folding doors to rear garden.

WC

Fitted with a low flush WC and wash hand basin. Towel radiator. Laminate flooring.

Second Reception Room

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

First Floor Landing

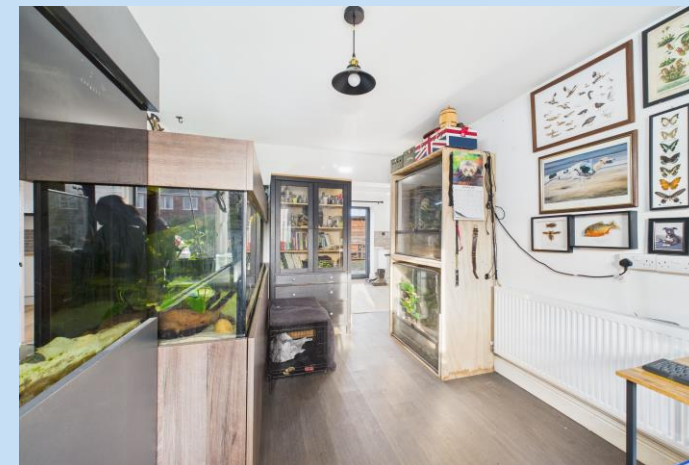
Loft access.

Bedroom

UPVC double glazed windows to front and rear aspects. Central heating radiator.

Bedroom

Two UPVC double glazed windows to front aspect. Central heating radiator. Fitted slide door wardrobes to one elevation.



Bedroom Three

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

Bathroom

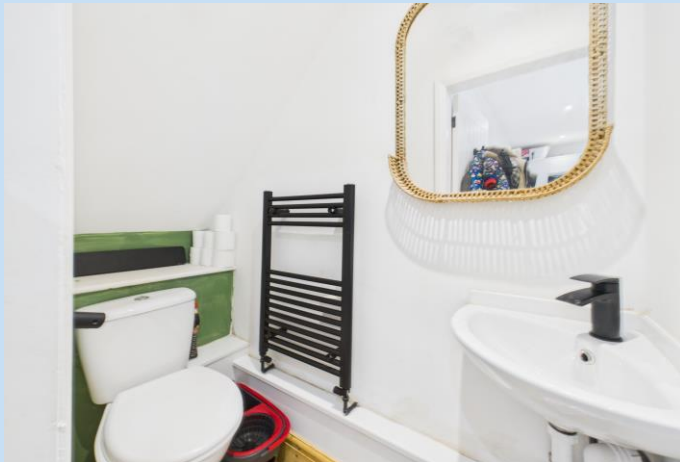
Fitted with a three piece suite comprising panelled bath with shower over, low flush WC and vanity wash hand basin. Tiled to visible elevations. Extractor fan.

Outside

There is a slate chipped driveway at the front providing off road parking and at the rear is a generous garden with an Indian Stone patio, lawn with raised beds and a garden shed. A gate gives access to the front of the property.


Tenure

Freehold





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>	<div>70</div>	<div>86</div>
England & Wales	EU Directive 2002/91/EC	



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