



Claybridge Close, Orrell  
Wigan, Greater Manchester WN5 0JU

Offers Over £380,000

This modern detached home is situated in a lovely quiet plot on a small and popular development in the Kitt Green area of Orrell. The development is largely built around a lovely green area with a children's play park making this absolutely ideal for young family buyers. The accommodation within provides flexible family living which has been beautifully presented throughout and comprises briefly on the ground floor of a spacious entrance vestibule, playroom/study, entrance hall, ground floor, lounge, dining room, kitchen and generous conservatory. Moving upstairs, off a central landing, there is the family bathroom and there are four good sized bedrooms with the main bedroom having an en suite shower room. The property has gas central heating and UPVC double glazing, a CCTV security system and burglar alarm, solar roof panels and a log burner. Externally, the property has ample off road parking at the front by way of a block paved driveway and at the rear is a low maintenance garden, an outdoor garden pub and a garage used for storage. The location is super convenient for commuters being just a few minutes drive from the motorway networks and there is a great range of amenities nearby in the centres of Kitt Green and Orrell. We thoroughly recommend viewing of this lovely family home so please call now to get your viewing booked.

EPC Grade Awaited. Council Tax Band D. Freehold.



## Entrance Vestibule

Door giving access to the front of the property. Laminate flooring. UPVC double glazed window to side aspect.

## Playroom/Study

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

## Hallway

Stairs to first floor. Laminate flooring. Central heating radiator. Under stairs storage cupboard.

## WC

Fitted with a low flush WC and vanity wash hand basin. Laminate flooring. Towel radiator. UPVC double glazed window to side aspect.



## Dining Kitchen

Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl single drainer stainless steel sink unit with mixer tap. Integrated dishwasher. Laminate flooring. Built in electric oven and hob with extractor over. Central heating radiator. UPVC double glazed window to rear aspect and UPVC double glazed french doors into conservatory.

## Conservatory

UPVC double glazed on low brick elevations. UPVC double glazed french doors to side aspect. Laminate flooring. Central heating radiator.

## Dining Room

UPVC double glazed window to rear aspect. Central heating radiator. Laminate flooring. Sliding doors into lounge.



## Lounge

UPVC double glazed window to front aspect. Laminate flooring. Feature log burning stove. Central heating radiator.

## First Floor Landing

Loft access. Built in laundry cupboard.

## Bedroom One

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

## En Suite Shower Room

Fitted with a three piece suite comprising quadrant shower enclosure, vanity wash hand basin and low flush WC. Shaver point. Tiled to visible elevations and floor. UPVC double glazed window to front aspect. Towel radiator.

## Bedroom Two

UPVC double glazed window to front aspect. Central heating radiator. Decorative wall panelling to one elevation. Mirror fronted wardrobes to one elevation.

## Bedroom Three

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

## Bedroom Four

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

## Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, vanity wash hand basin and low flush WC. Tiled to visible elevations and floor. UPVC double glazed window to rear aspect. Towel radiator.

## Outside



At the front of the property is a block paved driveway providing ample off road parking. At the rear is a low maintenance terraced garden, a super fun garden bar and a garage providing storage only. There is an outside tap and a gate giving access back to the front of the house.

## Tenure

Freehold





  
addisons  
estate and letting agents







Approximate total area<sup>(1)</sup>

163.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Addisons Office  
Tel: 01942 409840

15 St James Road Orrell Wigan Greater Manchester WN5 8SS  
info@addisonsestateagents.co.uk  
www.addisonsestateagents.co.uk