



Breakey & Co



Orrell Road, Orrell

Offers in the Region Of £165,000

- Three bedrooms
- Beautiful end terrace
- Sought after location
- Utility room
- Well presented throughout
- Loft room
- En suite to master bedroom
- Viewings essential
- EPC- D



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DESCRIPTION

Resting in the heart of Orrell is this beautiful three bedroom end terrace property. This spacious home presents a wonderful opportunity for a family and is conveniently situated for accessing Orrell's many amenities with local shops, trendy bars, coffee shops and outstanding schools all within easy walking distance as well the M6/M58 motorways less than five minutes' drive away. Arranged across two floors, accommodation highlights include; welcoming entrance porch/ hallway, tastefully decorated lounge featuring a bay fronted window and the dining room which flows out into the modern fitted kitchen with an integrated oven, hob and extractor hood. The utility room completes the first floor accommodation. To the first floor the landing area gives access to two double bedrooms with the master boasting its own luxury en suite, one single bedroom with fitted wardrobes and the principal family bathroom. To the second floor you will find a large loft room with a Velux window which is ideal for additional storage space or an office for those clients working from home. Externally this attractive home offers a low maintenance garden to the rear. Early viewings are highly recommended to appreciate the size and location of this charming family home.





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ACCOMMODATION

Lounge 11' 7" x 17' 9" (3.54m x 5.40m) *Max Point*
Sitting/ Dining Room 15' 5" x 7' 10" (4.69m x 2.40m)
Kitchen 15' 0" x 7' 3" (4.58m x 2.21m)
Utility room 7' 8" x 9' 8" (2.34m x 2.94m)
Bedroom 1 14' 9" x 10' 10" (4.49m x 3.30m) *Max Point*
Bedroom 2 11' 11" x 7' 2" (3.64m x 2.19m)
Bedroom 3 7' 8" x 9' 1" (2.34m x 2.78m)
Bathroom 8' 11" x 7' 6" (2.71m x 2.28m)
Loft Room 15' 2" x 11' 3" (4.62m x 3.44m)

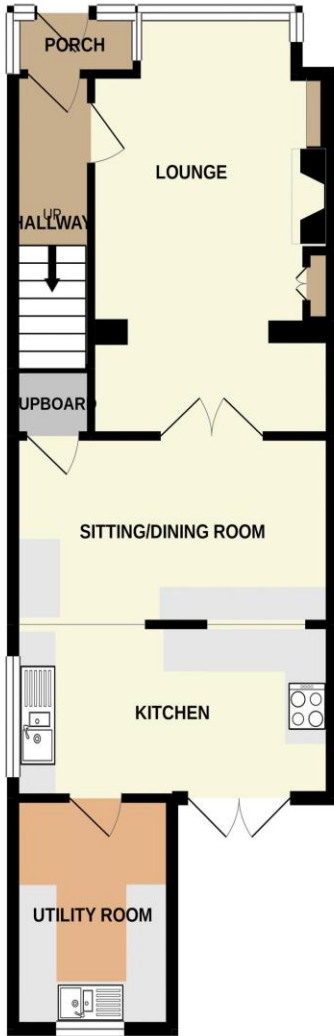




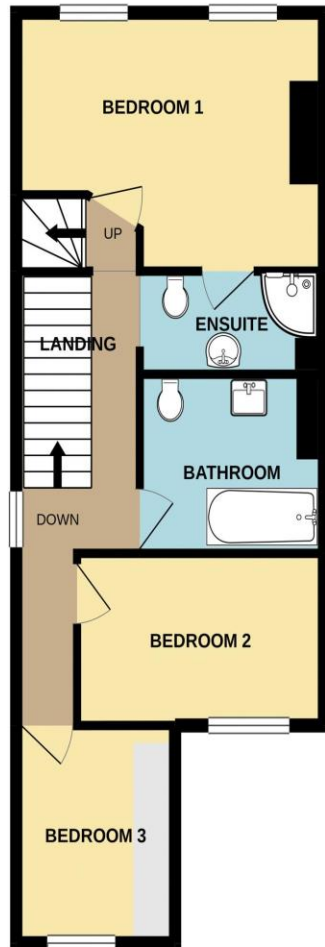
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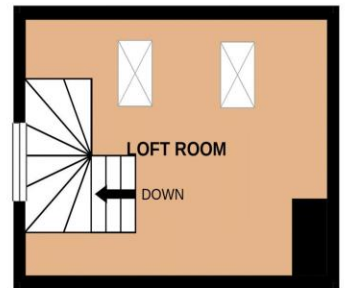
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
166 sq.ft. (15.4 sq.m.) approx.



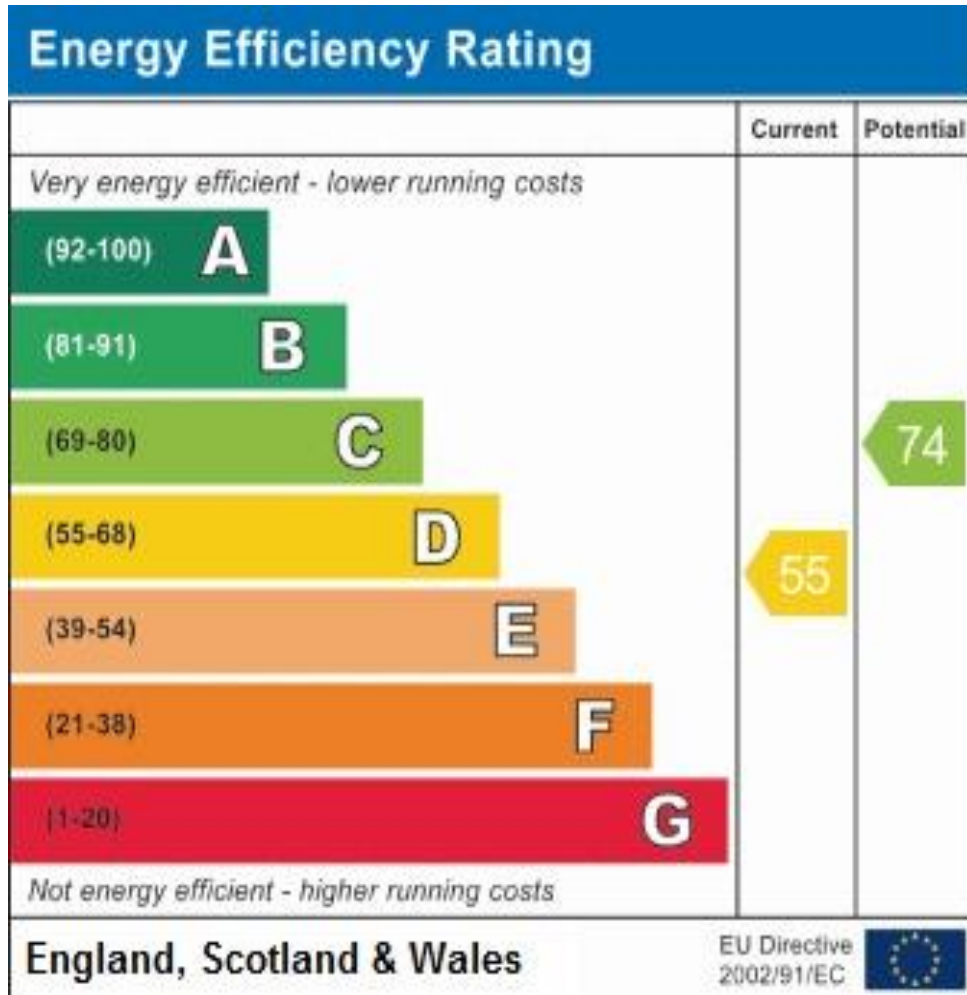
TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

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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