



137 Moor Road

Orrell, Wigan, WN5 8SJ

O.I.R.O £265,000



Sapphire Homes are delighted to be in a position to offer for sale this recently renovated 3 bedroom semi detached family home in sought after location and close to outstanding local schools, amenities and transport links including Orrell train station and the M6 and M58 which is ideal for those requiring commuter links. The accommodation briefly comprises of a welcoming entrance / hallway leading to a spacious lounge with French doors leading to the rear garden, a separate dining room / reception 2 to the front elevation and to the rear is a modern fitted kitchen with integrated oven / hob and extractor and worksurfaces to compliment. To the first floor, the landing provides access to two generous bedrooms and bathroom with beautiful 3 piece shower suite in white with walk in shower. To the second floor the landing provides access to a further double bedrooms built into the roof space with Velux windows affording lots of natural light. The property is warmed by gas central heating & benefits from a stunning internal décor and UPVC double glazing throughout. Externally to the front and side elevation is off road parking and to the rear the garden enjoys a sunny aspect which is perfect for entertaining friends and family and benefits from a large patio area, artificial lawn, a bar / games area, a shed or storage space which could be utilised for other used and is complemented with recently installed perimeter fencing. The property will appeal to couple or family and is offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

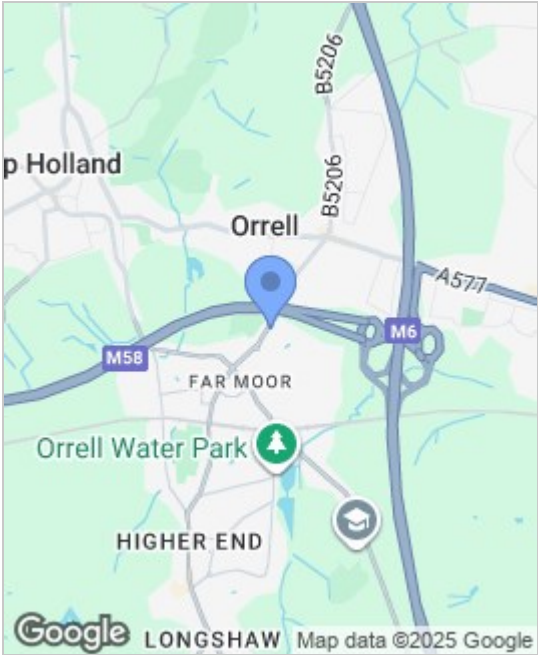
SECOND FLOOR

Bedroom 3

EXTERNAL

Rear Garden

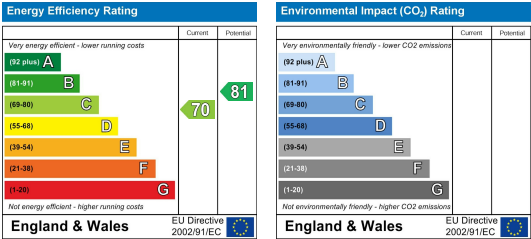
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

