



## 27 Orrell Hall Close

Orrell, Wigan, WN5 0DL

**Price £205,000**



**\*\*BRAND NEW DEVELOPMENT - LAST REMAINING PLOT - CALL TODAY TO ARRANGE YOUR VIEWING\*\*** Sapphire Homes are delighted to offer for sale this 3 bedroom semi detached property in a popular residential location that is in close proximity to outstanding local schools, amenities and transport links including the M6 and M58 for those requiring commuter links. The accommodation is brand new throughout. The accommodation briefly comprises of entrance / hallway, W.C., generous living room with bi fold doors, impressive kitchen / dining area, three bedrooms and a family bathroom with modern three piece suite in white and shower over bath. Other finishing touches include solid oak doors with complimentary handles, bi folds to rear garden, water saving fittings, modern fitted kitchens and bathrooms and solar panels installed as standard. Externally the front and rear gardens will be landscaped with patio area and lawn and perimeter fencing. To the front elevation there will be a landscaped garden with off road parking for two vehicles to each property.

**\*\*Please note, internal images are of Plot 1\*\***



## GROUND FLOOR

### Entrance / Hallway

### W.C.

### Kitchen

### Living / Dining Area

## FIRST FLOOR

### Landing

### Bedroom 1

### Bedroom 2

### Bedroom 3

### Bathroom

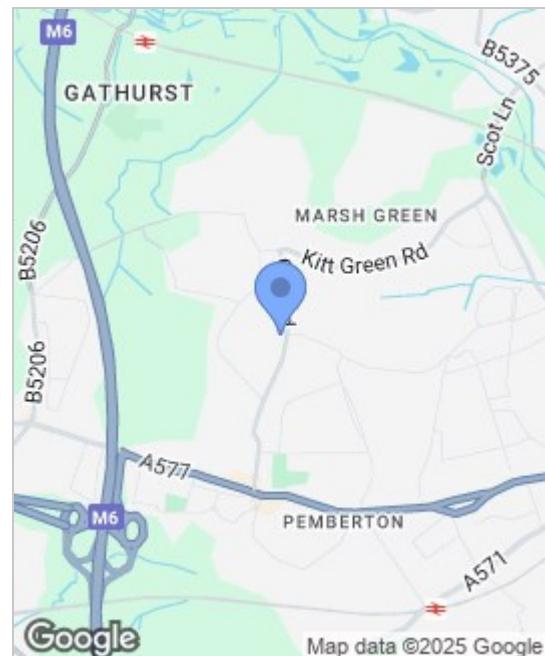
## EXTERNAL

### Rear Garden

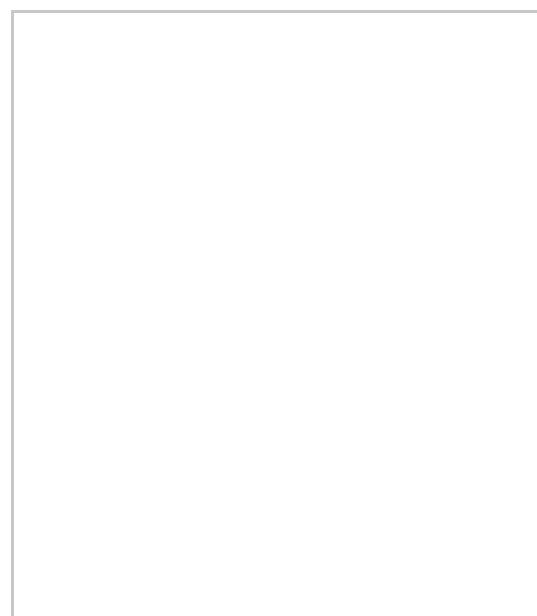
## ADDITIONAL INFORMATION

Pursuant to the Estate Agents Act 1979 - Miss Ella Bristow, Mr Daniel Bristow and Mr Paul Bristow (Managing Director and Directors at Sapphire Homes, 80 Market Street, Wigan, WN1 1HX) hold a vested interest in the sale of the new build properties at Orrell Hall Close, Wigan, WN5 0DL built by Elland Developments (UK) Limited.

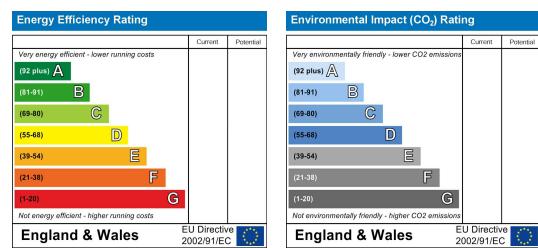
## Area Map



## 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 them as containing representations 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 respect of this property.