



St. James Road, Orrell, Wigan

Offers Over £159,995

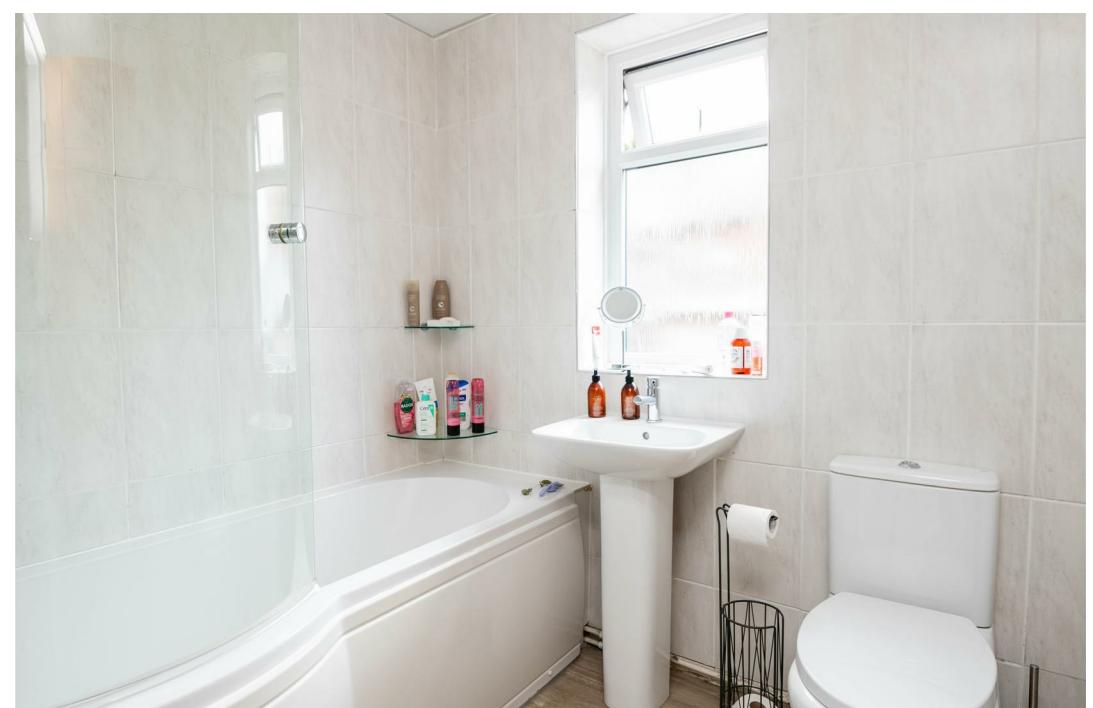
Ben Rose Estate Agents are pleased to present to market this well-maintained two-bedroom end-terrace home, ideally located in the popular area of Orrell, Wigan. This inviting property offers a comfortable and practical layout, making it an excellent choice for families and couples alike. Orrell is well regarded for its strong community feel and convenient access to local amenities, including shops, schools, cafés and leisure facilities. The area benefits from excellent transport links, with Orrell train station providing direct routes to Wigan and Manchester, regular bus services nearby, and easy access to the M6 and M58 motorways. Wigan town centre, neighbouring villages and attractive outdoor spaces such as Orrell Water Park are all within close reach.

Entering the property through the vestibule, you are welcomed into a spacious and inviting lounge, offering a warm and comfortable setting for everyday living. The lounge flows naturally towards the first floor staircase and the dining room that provides a charming space for family meals and entertaining, enhanced by a log-burning stove that adds character and warmth. From here, the property opens into a modern, well-appointed kitchen offering ample storage and worktop space, with the ground floor completed by a stylish, three piece family bathroom.

Heading up to the first floor, the landing gives access to two generously sized double bedrooms. Both rooms benefit from excellent natural light and ample space for bedroom furniture, making them ideal for restful retreats or flexible family use. The property has been well maintained throughout, allowing prospective buyers to move straight in with minimal effort required.

Externally, the home continues to offer practical features. To the front, there is a small, gated yard providing a pleasant and low-maintenance entrance, along with the added benefit of a driveway for off-road parking for 2 cars, to the rear, the property boasts a spacious, fully fenced garden featuring a patio seating area, ideal for outdoor dining and relaxing during the warmer months. In conclusion, this is a fantastic opportunity to acquire a ready-to-move-into home in a convenient and well-connected location, perfectly suited to modern living.









BEN ROSE

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (77.9 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

