



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.

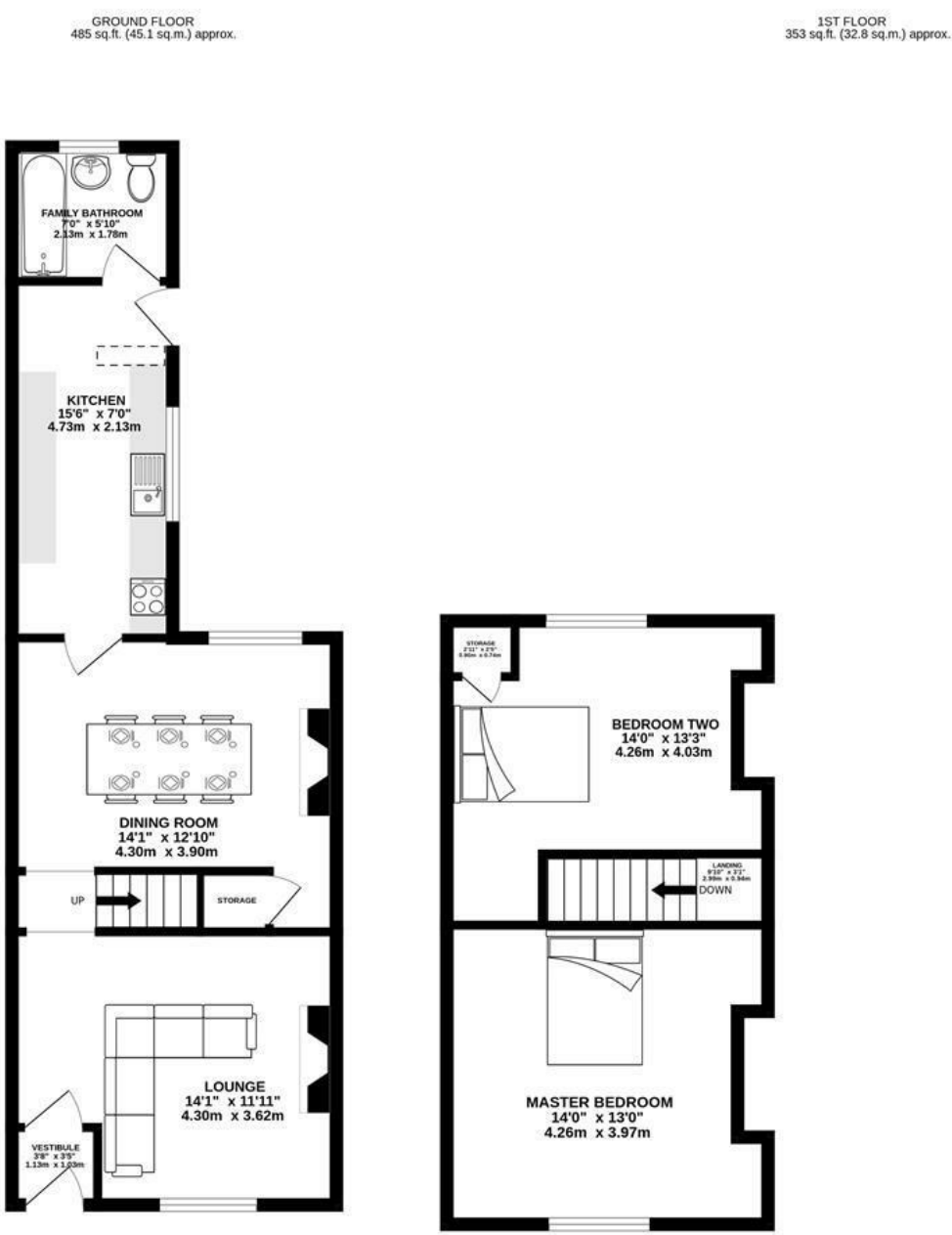








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