BEN ROSE

Rydal Avenue, Orrell, Wigan

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom bungalow, ideally located in the sought-after area of Orrell, Wigan. Designed with comfort and accessibility in mind, the home benefits from wide doorways throughout and wheelchair-friendly living. Situated close to the beautiful Beacon Country Park, the property enjoys easy access to scenic green spaces ideal for walking and relaxation. The location is well served by excellent travel links, including the M6 and M58 motorways and a train station just a short drive away, making commuting to nearby towns and cities straightforward. A range of local amenities, bus routes and everyday conveniences can also be found within walking distance.

Entering the property, you are welcomed into a spacious entrance hall which provides access to all rooms within the bungalow. The first door to the left leads into the lounge, a bright and comfortable space featuring a large front-facing window and a gas fireplace that forms a pleasant focal point. Continuing along the hallway, the master bedroom is positioned to the rear of the home and benefits from a generous window overlooking the back of the property. To the right of the hallway is bedroom two, a well-proportioned room with a front-facing window, ideal for use as a guest room or home office. At the end of the hallway is the wet room, complete with a window for natural light and ventilation. The kitchen/dining room is located to the rear and features two windows, ample worktop space, plentiful storage, and a range of integrated appliances including a hob, oven, microwave and fridge/freezer, with additional space for freestanding appliances. A door from the kitchen provides convenient, step-free access to the rear garden.
The property also benefits from having solid wood flooring with under floor heating throughout.

As a true bungalow, the property offers all accommodation on the ground floor, allowing for easy, stair-free movement throughout and making it particularly appealing to those seeking single-level living.

Externally, the front of the property features a landscaped garden with decorative slate and stone, along with gated, step-free access leading to the front door. To the rear, there is a paved driveway providing off-road parking, with gated access through to the back yard. The rear garden is fully paved, offering a low-maintenance outdoor space with stair-free access to the rear entrance. Overall, this is a conveniently located and accessible bungalow offering comfortable living in a popular residential setting.

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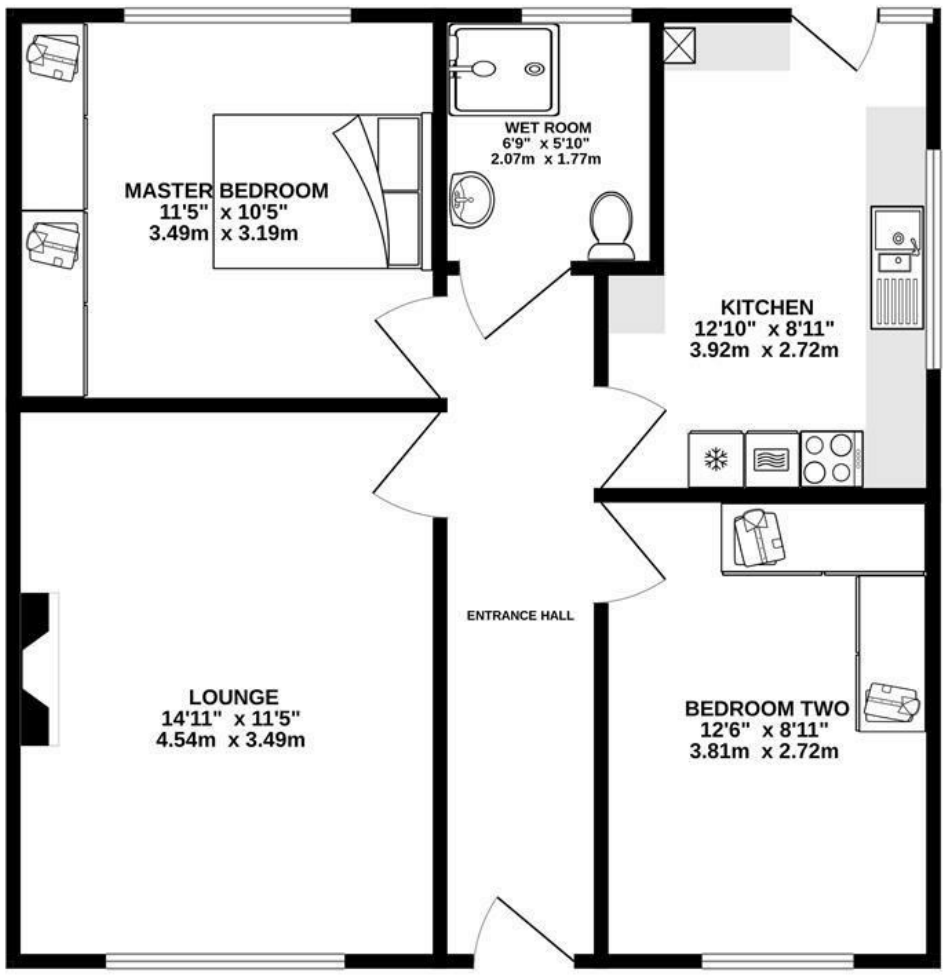
GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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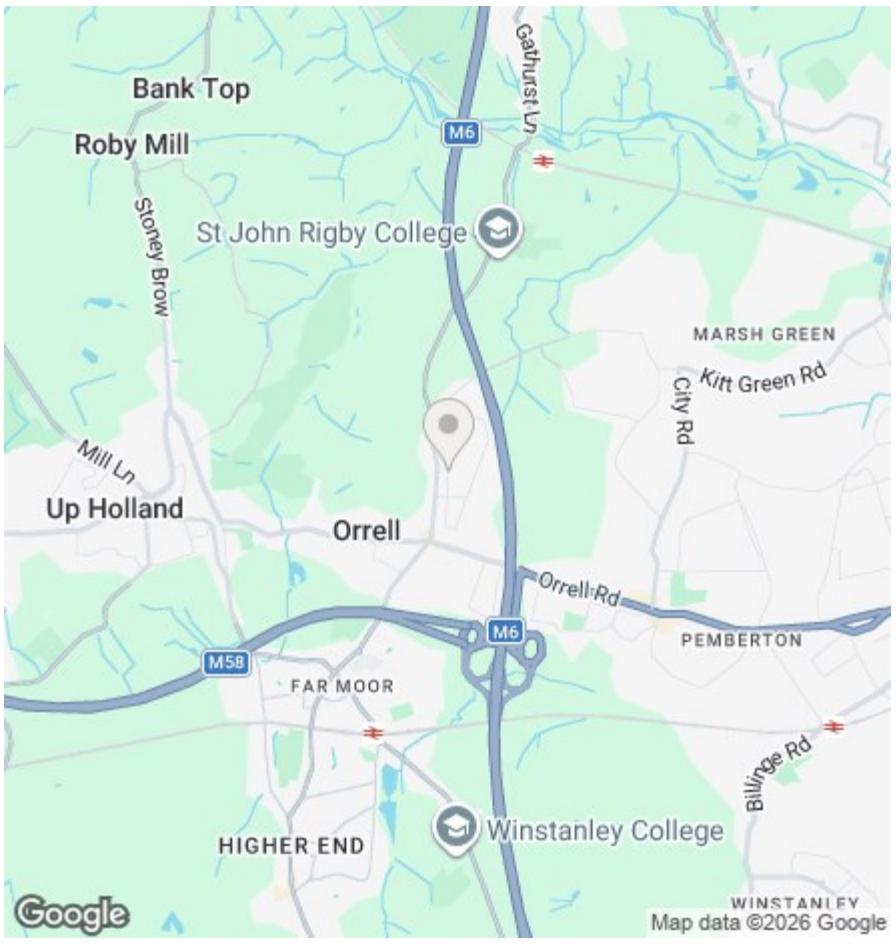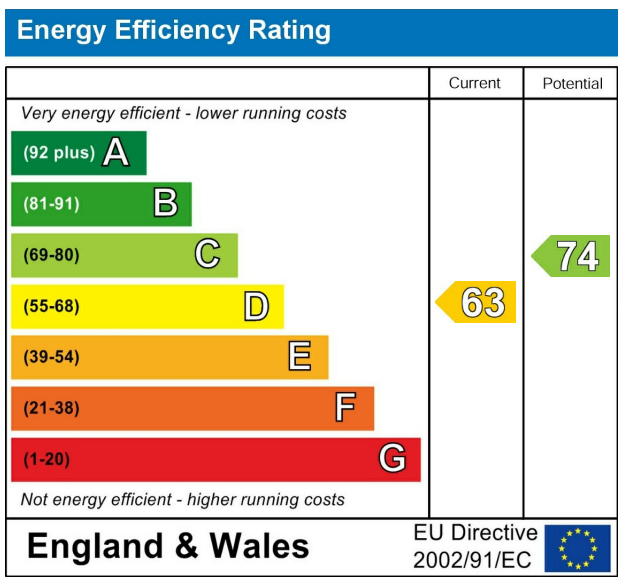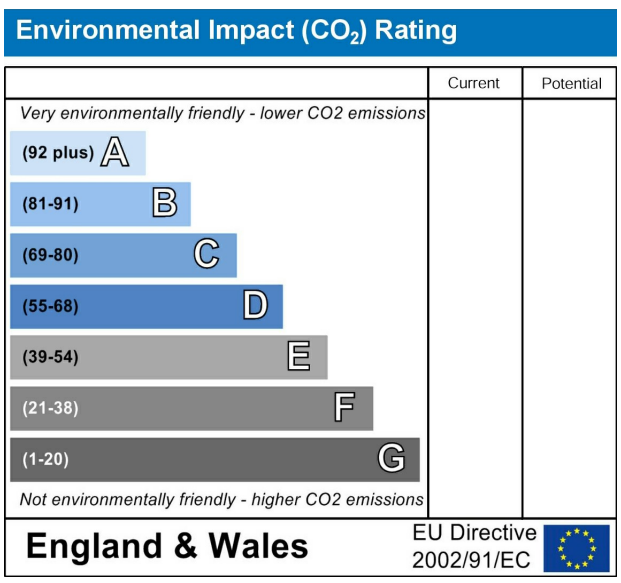
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