



Loch Street, Orrell, Wigan

Offers Over £125,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom, mid-terraced home, ideally situated in the highly sought-after area of Orrell, Lancashire. Perfectly suited to first-time buyers, small families, or those looking to downsize, this lovely home combines modern living with a convenient and well-connected location. Orrell offers a welcoming community feel while being just a short distance from Wigan town centre, providing an excellent range of shops, restaurants, and amenities. Commuters will also appreciate the easy access to the M6 and M58 motorways, offering direct routes to major northwest towns and cities, as well as nearby train stations and bus links for added convenience.

Stepping inside, you are greeted by a welcoming porch that leads into the spacious lounge — a bright and inviting space, perfect for relaxing or entertaining guests. From here, you flow through into the beautifully fitted open-plan kitchen, complete with modern wall and base units, complementary work surfaces, and ample space for a dining area. The kitchen also provides access out to the rear of the property, creating a seamless connection between indoor and outdoor living.

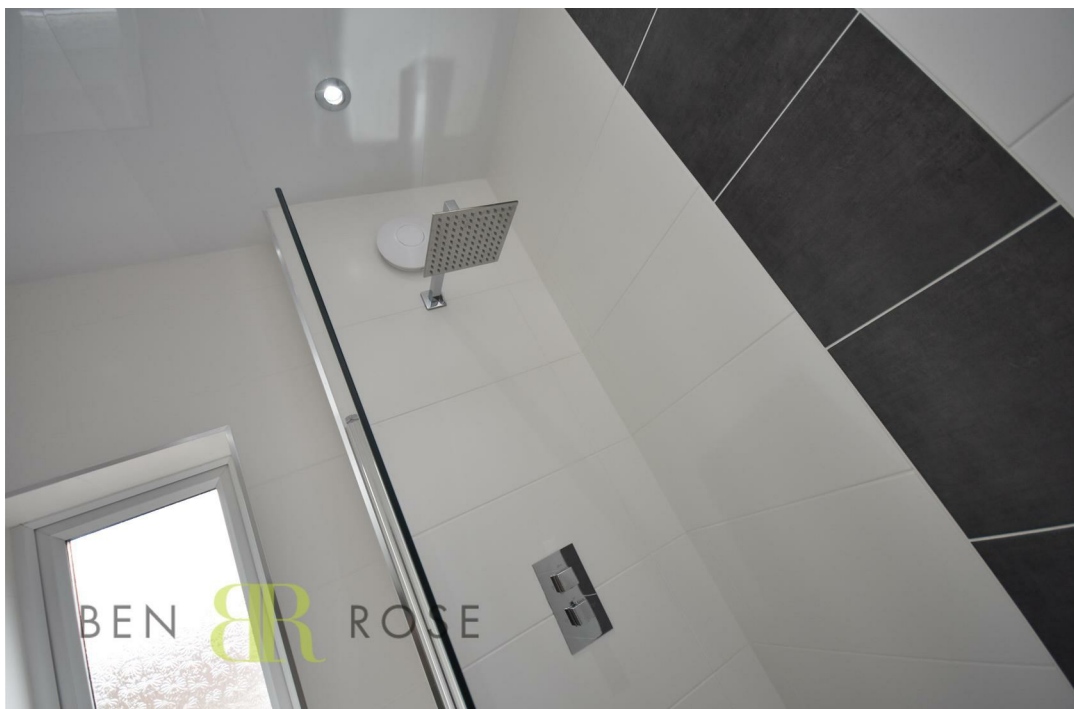
Moving upstairs, the first floor hosts two generously sized bedrooms, each offering plenty of space and natural light. The modern family bathroom completes the floor, featuring a three-piece suite with an over-bath shower, all finished to a contemporary standard.

Externally, the property benefits from on-road parking to the front and a shared garden area to the rear — ideal for relaxing outdoors.

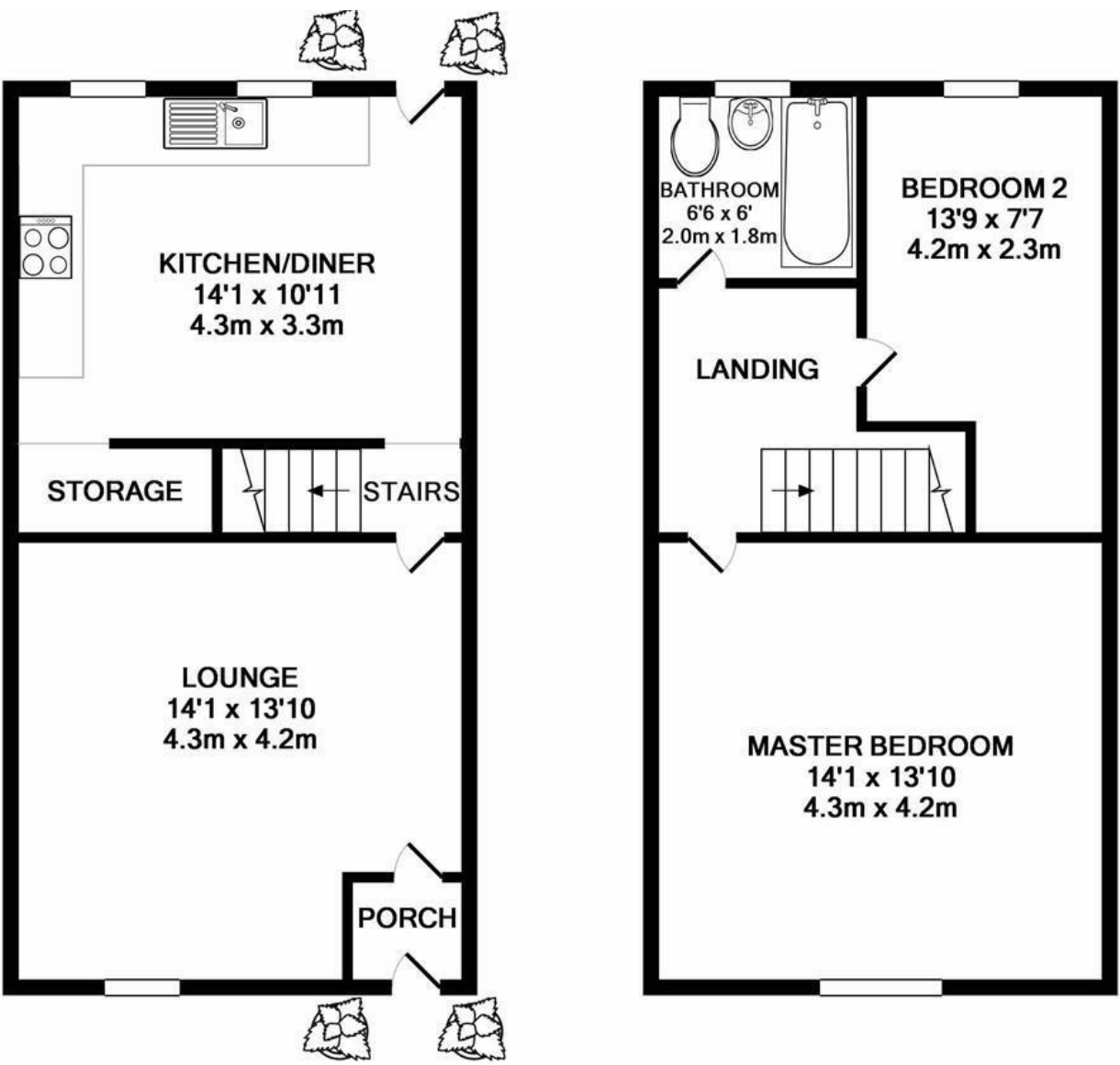
In summary, this delightful property combines modern living with a fantastic location, making it an excellent choice for those seeking a well-connected and welcoming home.

Please note the pictures are the old photos from an original lettings listing.





BEN ROSE




GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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

