



## Loch Street, Orrell, Wigan

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to market this exciting project property, offering a fantastic opportunity for investors, families or couples looking to add value and create a home tailored to their own tastes. Situated in the popular area of Orrell, the property enjoys a convenient location close to Pemberton Village, with its range of local shops, cafés, bars and schools. Excellent transport links include regular bus services to Wigan and Orrell, as well as easy access to the M6 and M58 motorways, making commuting to nearby towns such as Wigan and Skelmersdale both simple and efficient.

Stepping inside, the entrance hall leads through to a spacious lounge and dining area, providing a versatile open-plan setting for everyday living and entertaining. To the rear, the fitted kitchen offers access to the yard and presents plenty of potential for modernisation. Also on the ground floor is a generous double bedroom, complete with its own ensuite bathroom, making it ideal for guests, multi-generational living or as a private retreat.

Rising to the first floor, the accommodation continues to impress with a large double master bedroom benefiting from an ensuite shower room. A further substantial double bedroom offers excellent flexibility, while an additional office or study provides the perfect space for home working or hobbies. Completing this level is a modern three-piece family bathroom, serving the remaining rooms with ease. The property also includes two loft spaces, one with a Velux window and pull down loft ladder.

Externally, the property benefits from on-street parking to the front, while to the rear is a paved yard with access to an additional parking space. With generous room sizes, flexible accommodation and huge scope for improvement, this home represents a superb investment or renovation project in a well-connected and desirable location.





















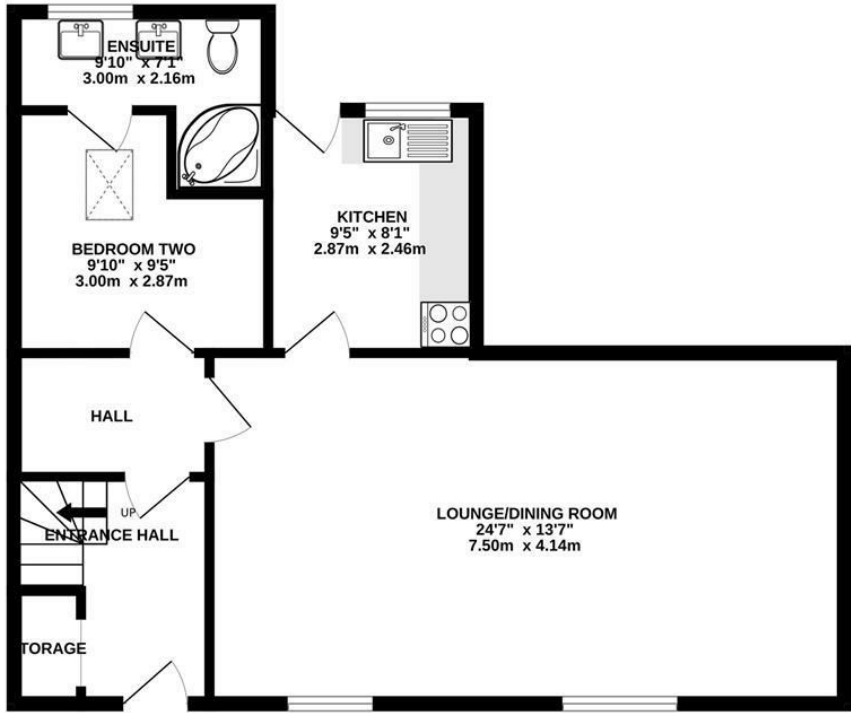




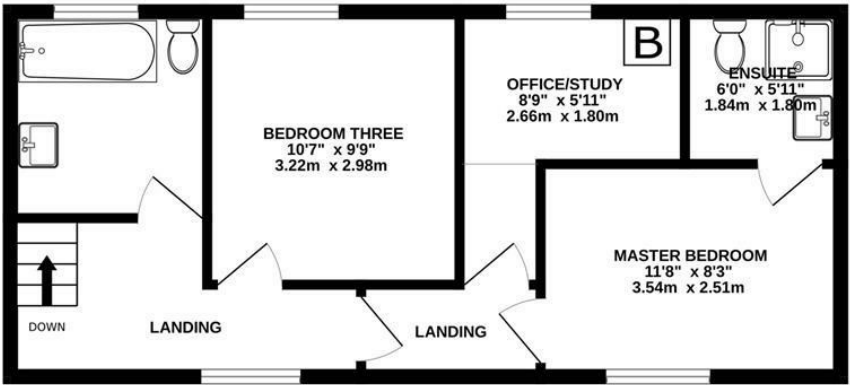


# BEN ROSE

GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

