HEALY SIMPSON









24 Sunny Drive, Orrell, Wigan, WN5 8LP

Offers In The Region Of £200,000

- 3 bedrooms
- 2 reception rooms
- Popular Orrell area
- Leasehold
- 1 family bathroom
- Corner plot
- Requires improvement
- Council Tax Band C

5 Bridgeman Terrace, Wigan, Lancashire, WN1 1SX
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24 Sunny Drive, Wigan WN5 8LP

Situated in the desirable area of Sunny Drive, Orrell, Wigan, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. Built in 1935, the property boasts a classic design and is situated on a generous corner plot, offering ample outdoor space and potential for expansion. There is also a driveway and detached brick garage. Inside, the house features two reception rooms and three bedrooms.

Although the house requires some improvement, this allows for the new owner to put their own stamp on the property and enhance its charm. The popular location of Orrell offers a friendly community atmosphere, with local amenities, schools, and parks within easy reach, making it an ideal choice for families and professionals alike.

This property is a blank canvas waiting for your creative vision. With its prime location and potential for transformation, it is a fantastic opportunity for anyone looking to invest in a home with character and promise. Don’t miss your chance to explore the possibilities this semi-detached house has to offer.

3 1 2 D

Council Tax Band: C







Entrance Hall

Front Reception Room
11'1" x 10'11"
plus bay

Rear Reception Room
12'11" x 9'11"

Kitchen
9'7" x 6'5"

Bedroom 1
11'1" x 10'10"
plus bay.

Bedroom 2
12'11" x 10'0"

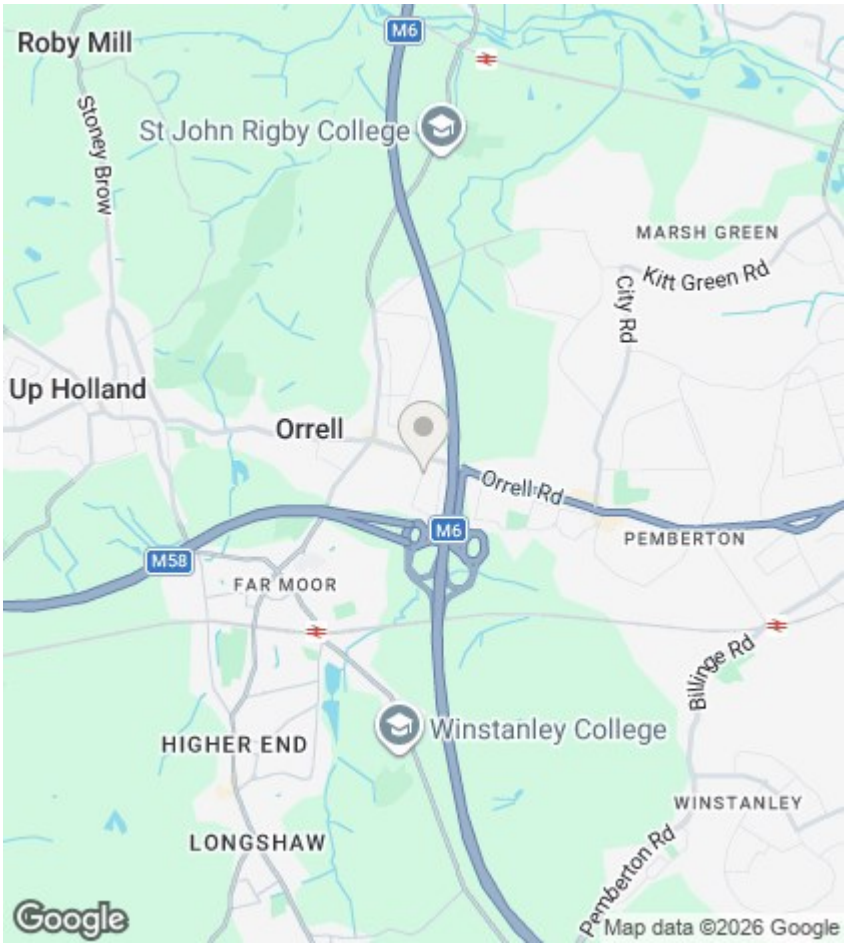
Bedroom 3
7'11" x 5'6"

Bathroom
8'5" x 6'3"

External
The property occupies a corner plot and has gardens to the front side and rear. A driveway located to the rear of the property leads to the detached brick garage.

Services
All Mains services are available and connected. Gas central heating is provided by a combi boiler located in the roof void. Services and service installations have not been inspected or tested.

Tenure
The property is Leasehold for 999 years (less 10 days) from 12 May 1935 at an annual ground rent of £3.50.

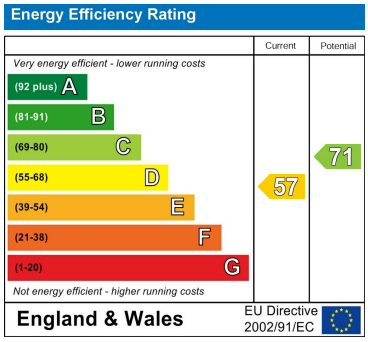


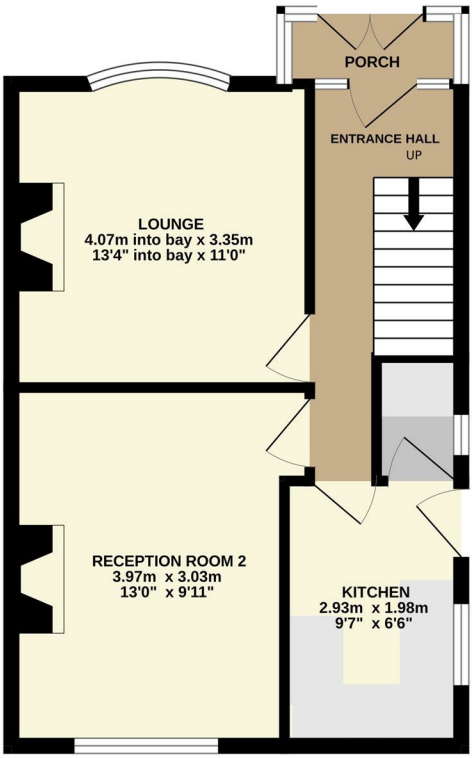
Viewings

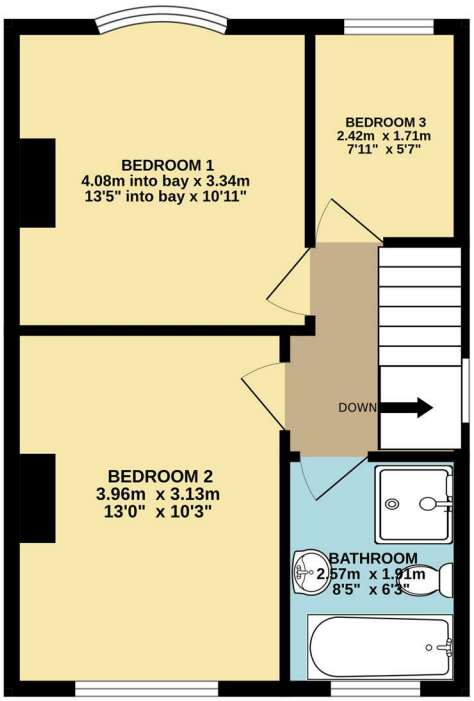
Viewings by arrangement only. Call 01942 241797 to make an appointment.

EPC Rating:

D







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