

Reeds Rains

The Estate Agent

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Coleridge Avenue, Orrell, Wigan, Lancashire

Offers in the region of £160,000

NO CHAIN This semi detached family home is situated in a popular residential area and is positioned on a good sized plot. The accommodation does require some updating but still retains some original features. Briefly comprising of entrance porch and hallway, lounge, dining room, kitchen, utility, three bedrooms, bathroom and separate WC. Central heating. Majority double glazing. Garage and driveway providing off road parking. Good sized garden to rear. Viewing highly recommended.

Pemberton

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**Coleridge Avenue, Orrell, Wigan,
Lancashire**

Ground Floor

Entrance Porch

Dwarf wall with double glazed frame. Door to front aspect.

Entrance Hallway

Feature arched entrance doorway to front aspect with stained glass. Stair case to first floor. Central heating radiator.

Lounge 3.61m x 3.2m (11'10" x 10'6")

Double glazed bay window to front aspect. Central heating radiator. Two wall light points. Coving to ceiling. Fire surround with electric fire.

Dining Room 3.78m x 3.61m (12'5" x 11'10")

Double glazed window to rear aspect. Central heating radiator. Coving to ceiling.

Kitchen 2.67m x 1.93m (8'9" x 6'4")

A range of wall and base units with electric cooker point. Double glazed window to rear aspect. Partially tiled elevations. Laminate flooring. Central heating radiator.

Utility 2.64m x 2.54m (8'8" x 8'4")

Central heating boiler. UPVC double glazed window to rear aspect and door. Door to garage.

First Floor

Landing

Stained glass window to side aspect. Loft access.

Bedroom 1 3.25m (maximum) x 3.2m (maximum) (10'8" (maximum) x 10'6" (maximum))

Double glazed bay window to front aspect. Built in wardrobes, over head storage and dressing table. Central heating radiator.

Bedroom 2 3.78m x 3.56m (12'5" x 11'8")

Fitted wardrobes, over head storage and chest of drawers. Double glazed window to rear aspect. Central heating radiator.

Bedroom 3 2.08m x 1.96m (6'10" x 6'5")

Double glazed window to front aspect. Central heating radiator.

Bathroom

Panelled bath with electric shower. Wash hand basin. Double glazed window to rear aspect. Built in storage. Partially tiled

elevations.

WC

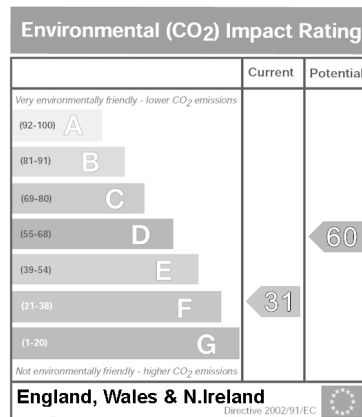
Low level WC. Partially tiled elevations. Window to side aspect.

Exterior

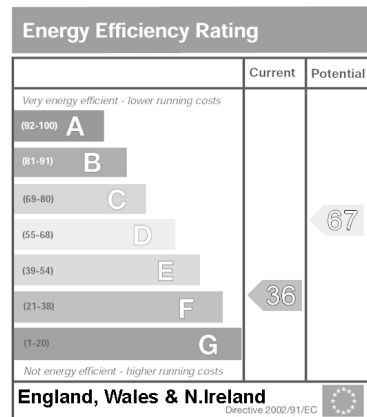
To the front of the property is an enclosed garden with pathway providing off road parking and leading to an attached garage. To the rear of the property is a good sized mature garden which is not directly overlooked with lawned area, trees and shrubs. Paved patio area and flowerbeds.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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