

# Reeds Rains

The Estate Agent

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Silverdale Road, Orrell, Wigan, Lancashire

**£105,000**

This competitively priced semi detached semi detached property is situated on a popular development and has accommodation comprising briefly of an entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. The property has gas central heating and majority double glazing and externally there is a driveway for off road parking and there are gardens to the front and rear, the rear of which is not directly overlooked. The property is offered For Sale with No Chain involved and viewings are highly recommended.

## Pemberton

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## Ground Floor

### Entrance Hall

UPVC door to front aspect. Cupboard housing meters. Door to inner hallway.

### Inner Hallway

Stairs to first floor accommodation. Double radiator.

### Lounge 11'9" x 13'9"

UPVC double glazed window to front aspect. Double radiator. Living flame gas fire in decorative surround. Open into dining room.

### Dining Room 7'5" x 11'10"

Window to rear aspect. Central heating radiator.

### Kitchen 11'4" x 7'0"

UPVC double glazed window to rear aspect. Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl, single drainer stainless steel sink unit with mixer tap. Part tiled elevations. Breakfast bar. Under stairs storage cupboard. UPVC door to side aspect. Part tiled elevations. Gas cooker point.

## First Floor

### Landing

UPVC double glazed window to side aspect. Loft access.

### Bedroom One 8'10" x 12'8"

UPVC double glazed window to front aspect. Central heating radiator. Built in wardrobes.

### Bedroom Two 8'6" x 10'8"

Window to rear aspect. Central heating radiator. Built in wardrobes.

### Bedroom Three 6'4" x 7'11"

Window to rear aspect. Central heating radiator.

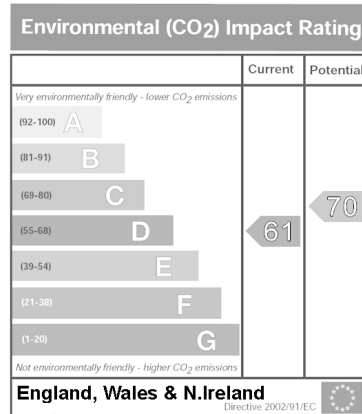
### Bathroom

Fitted with a three piece suite comprising walk in shower, wash hand basin and low flush WC. Majority tiled elevations. Central heating radiator. UPVC double glazed window to front aspect.

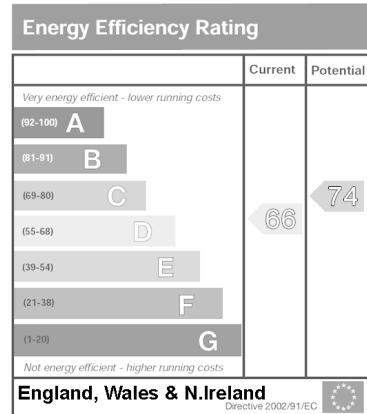
## Outside

There is a garden at the front of the property and a driveway providing off road parking which leads to the side of the

property. At the rear is a patio area and a lawned garden which has some mature trees affording some privacy from the rear. There is also a timber garden shed.



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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