



FOR SALE

15 CHAPEL STREET, ORRELL, WIGAN, LANCASHIRE WN5 0AG
2 BEDROOM END TERRACE

Asking price: Offers In Excess Of £69,950



A move in the right direction

DESCRIPTION

Perfect first time buyers home that offers generous accommodation throughout and is very well presented. This spacious end of terrace house is offered for sale with NO CHAIN and is in the direct catchment area of the Pemberton centre, minutes away from amenities, good schools and motorway links. Internally the property briefly comprises of: Lounge, separate dining room and modern fitted kitchen to the ground floor. To the first floor there are two good sized double bedrooms and a modern family bathroom. The property benefits from being fully gas central heated and has UPVC double glazed windows throughout. Viewings on this property are essential to fully appreciate the size, internal presentation and how competitively priced this ideal first time buy is. EPC Grade = E

ACCOMMODATION

GROUND FLOOR

LOUNGE 4.32m x 4.27m (14'2" x 14'0")

Spacious lounge, UPVC double glazed window to the front aspect, wall mounted panel radiator and laminate flooring.

DINING ROOM 4.29m x 3.53m (14'1" x 11'7")

Dining room with space for family dining table, UPVC double glazed window to the rear aspect, wall mounted panel radiator and laminate flooring.

KITCHEN 2.92m x 2.13m (9'7" x 7'0")

Modern fitted kitchen with a range of fitted wall and base units with contrasting worktops, integrated electric cooker w/hob and extractor fan, wall mounted panel radiator and UPVC double glazed window to the rear aspect.

FIRST FLOOR

BEDROOM ONE 3.68m x 3.25m (12'1" x 10'8")

Large double bedroom, fitted wardrobe space, wall mounted panel radiator and UPVC double glazed window to the front aspect.

BEDROOM TWO 3.56m x 3.23m (11'8" x 10'7")

Double bedroom, wall mounted panel radiator, UPVC double glazed window to the rear aspect and storage cupboard.

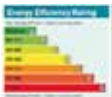
BATHROOM 2.74m x 2.01m (9'0" x 6'7")

Modern family bathroom, white three piece suite comprising of a low level w/c, hand wash basin with tiled splash-backs, feature bath and shower head. UPVC double glazed frosted window, wall mounted heater, storage cupboard and tiled flooring.

EXTERIOR

To the front of the property is a small flagged garden.

To the rear of the property is a small, low maintenance flagged yard.



For full EPC please contact the Sales Manager.



Measurements are approximate. Not to scale. For illustrative purposes only.

VIEWINGS

Viewing by appointment with our Head Office, telephone number 01942 212212 or Sales Manager, mobile number 07909 523950.

DORBCREST HOMES LTD

The Old Carnegie Library, Ormskirk Road, Pemberton, Wigan WN5 9DQ
Tel: 01942 212212 Fax: 01942 212888

www.dorbcresthomes.co.uk



A move in the right direction