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Why settle for less?



14 Shirewell Road, Orrell, Wigan, WN5 8SP

£249,995

A stunning executive detached house which has been skilfully converted to equipped a private living space and shower room which was formally used for granny annex.

This development has always proved to be very popular and was built twelve years ago. The vendor has since renewed the double glazing and a fensa certificate can be provided.

Located within this well-established residential area and within close proximity to OFSTED quality rated schools the living accommodation comprises briefly of: Lounge, dining room, dining kitchen. Second sitting area and ground floor shower room. The spacious hallway leads to a gallery style landing. A boarded loft provides excellent storage. Four bedrooms, the master offering a beautiful bay window, fitted wardrobes and an en-suite shower room, and bedrooms two and three having a connecting en-suite shower room are all spacious and decorated to a good quality standard. The family bathroom is fitted with a three piece suite with a shower over.

To the front of this home a driveway provides multi vehicle off road parking. To the rear a pristine garden with lawn, patio and sectional boarders planted with mature shrubs and flowers.

Internal viewing is highly recommended to fully appreciate the wealth of benefits on offer to any prospective purchaser.

- Executive detached house
- Four bedrooms
- Three shower rooms and bathroom
- Kitchen diner
- Gas central heating
- Double glazed
- Lounge
- Dining Room
- Stunning rear garden
- Internal inspection recommended

The accommodation comprises:

Hall

Leading into the property. A welcoming hallway leading to: Lounge, kitchen, second sitting room, downstairs shower room and dining room. Door to under stairs storage area. Laminate floor covering. Central heating radiator.

Lounge (18'11 x 11'3)

Front facing UPVC double glazed bay window. Fitted with an attractive living flame gas fire with marble effect hearth and back. Double doors leading into the dining room.

Second sitting room (13'5 x 7'6)

Front facing double glazed bay window. Central heating radiator. Free standing electric fire.

Dining Room (13' x 9'4)

Rear facing UPVC double glazed French doors leading to the rear garden. Feature inset spotlights to ceiling.

Downstairs shower room / wc:

Side facing UPVC double glazed window. Fitted with a shower cubicle, wash hand basin and low level wc. Central heating radiator.

Kitchen (16'7 x 9'8)

Rear facing UPVC double glazed window. Fitted with a range of wall and base units incorporating a complimentary sink unit with extra salad drainage area. Additional concealed pop up electric point providing 3 extra electric points. Fitted with a double oven. Ceramic four ring hob and feature 1 ½ glass rimmed extractor over with concealed lighting. Attractive mosaic tiling over work surfaces. Integral washing machine and dishwasher. Free standing American style fridge freezer with ice dispenser. Surrounding storage units in a high gloss finish which compliment the rest of the kitchen.

FIRST FLOOR

Landing

Large gallery style landing area. Loft access leading to boarded loft with light.

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Bedroom One (17'10 x 11'3)

Three front facing UPVC double glazed windows which are fitted into the bay allowing light to flow through this large room. Fitted mirrored wardrobes. Central heating radiator.

Door leading to en-suite shower room:

En-Suite Shower Room:

Front facing UPVC double glazed window. Fitted with a low level WC, vanity wash hand basin and shower cubicle. Central heating radiator.

Bedroom Two (10'6 x 10'3)

Rear facing UPVC double glazed window. Central heating radiator.

Bedroom Three (12' x 7'11)

Rear facing UPVC double glazed window. Central heating radiator.

Interconnecting Shower room between bed 3 & bed 4:

Side facing UPVC double glazed window. Fitted with a low level WC, vanity wash hand basin and shower cubicle. Central heating radiator.

Bedroom Four (10' x 7'4)

Front facing UPVC double glazed window. Central heating radiator.

Bathroom/WC

Rear facing UPVC double glazed window. Fitted with a panel bath with shower over, low level WC and wash hand basin. Tiled walls and flooring to compliment. Central heating radiator.

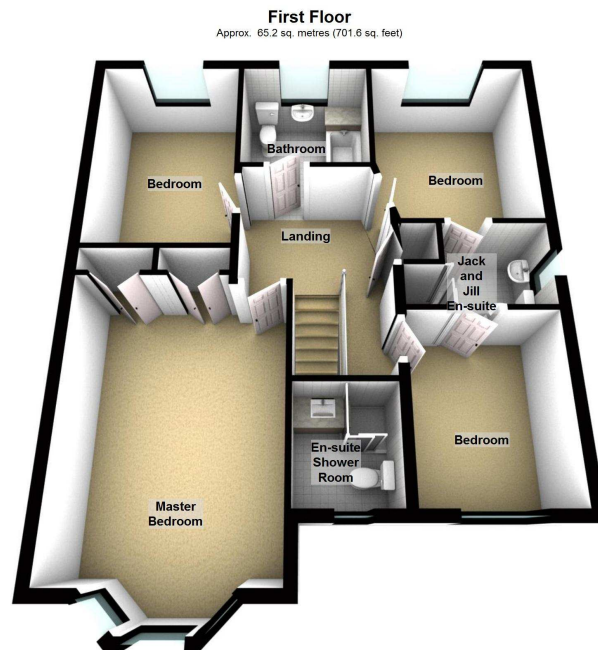
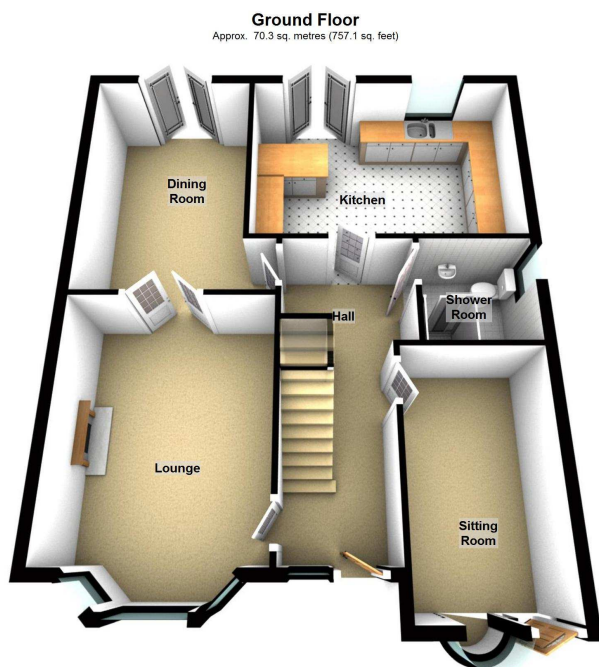
Outside

To the front there is a lawned garden with various plants and shrubs.

A well maintained, south facing garden can be found to the rear with lawned and patio areas, various shrubs and a garden shed with power.

A driveway provides off road parking.





Total area: approx. 135.5 sq. metres (1458.7 sq. feet)

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Viewing: Strictly by appointment through **MHL Estate Agents on 01942 824482**

Fixtures & Fittings: Only those fixtures and fittings specifically mentioned in these details are included in the sale.

Offer Procedure: Please contact us to make an appointment with the Negotiator dealing with the property. This makes other appointments unnecessary and allows us to meet our legal responsibilities.

IMPORTANT: We aim to make our sales details reliable. All measurements are taken electronically & whilst every care is taken with their accuracy they must be considered approximate & should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services & appliances have not been tested & therefore no warranty is offered on their operational condition. If any point is of particular interest please contact us and we will be pleased to check it.

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