

**21 DELPHSIDE CLOSE, ORRELL, WIGAN**

**£260,000**

- Link Semi-Detached House
- Over Three Floors
- Impressive Inside & Out
- Three En-Suites
- Spacious Accommodation
- Not To Be Missed
- EPC Rating: B



# Borron Shaw

Your local Estate Agent





IMPRESSIVE FROM START TO FINISH WITH UNIQUE FEATURES - THIS WILL MAKE A DREAM HOME FOR THE BUYER - SPACIOUS LIVING ACCOMODATION OVER THREE FLOORS - THREE DOUBLE BEDROOMS ALL WITH EN-SUITE SHOWER ROOMS - FABULOUS LOCATION - FRONT & REAR GARDENS - GARAGE & DRIVEWAY - BOOK EARLY TO AVOID DISSAPOINTMENT

Borron Shaw are delighted to offer this stunning link semi-detached house for sale situated in the heart of Orrell. It is finished to a high standard throughout and is a great property for families with young or old children.



It briefly comprises of:- Ground Floor//Hallway, Cloakroom/WC, Lounge, Kitchen/Dining Room// Second Floor - Two Double Bedrooms with En-Suite Shower Rooms//Third Floor - Bedroom Three with En-Suite Shower Room.

The colour scheme is neutral throughout making it easy to move into. It benefits from UPVC double glazing and is warmed by gas central heating.



Orrell is a sought after part of Wigan and this property is located close to the local amenities. There are three primary schools listed as good or outstanding on Ofsted Report all within one mile of the property. Orrell has a train station that operation trains on the Kirby line between Wigan and Liverpool and there is a local motorway network.

### **Entrance Hallway**

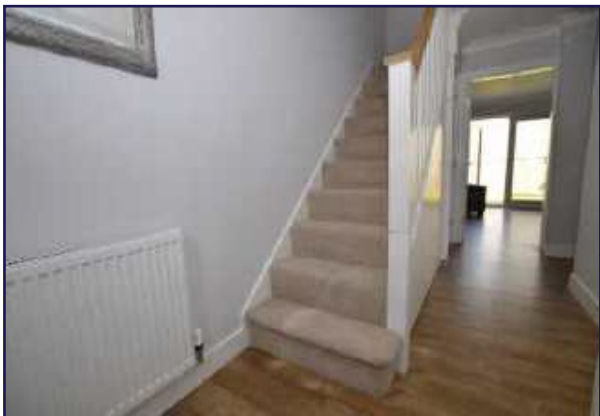
UPVC entrance door with double glazed viewing panel leads into an impressive hallway with a staircase the the first floor, laminate flooring, under stairs storage and a radiator.

### **Cloakroom/WC**

Low level WC, wall mounted hand wash basin, radiator.

### **Lounge 11'7" x 16'7" (3.53m x 5.05m)**

Spacious living room with bi-folding doors overlooking the garden, coved ceiling, great space for families.





## **Kitchen/Dining Room 11'9" x 10'4" (3.58m x 3.15m)**

Modern kitchen/dining room fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, stainless steel 1 ½ sink unit with drainer and mixer tap, built in eye level double oven, induction hob with stainless steel chimney vent over, integrated fridge, freezer, washing machine and microwave, wine cooler fridge, inset spotlighting, vertical radiator, generous sized room that will easily accommodate a table to seat six people, floor to ceiling feature double glazed window.



## **Bedroom One 24'3" x 16'3" (7.39m x 4.95m)**

UPVC double glazed window, double sized bedroom, fitted wardrobes, radiator.



## **En-Suite Shower Room**

UPVC double glazed window, wet room style open double shower, hand wash basin, low level WC.

## **Bedroom Two 11'9" x 10'6" (3.58m x 3.20m)**

UPVC double glazed window, double sized bedroom, radiator.

## **En-Suite Shower Room**

Shower cubicle, hand wash basin and WC incorporated into a vanity unit.

## **Bedroom Three 13'4" x 6'7" (4.06m x 2.01m)**

Two UPVC double glazed Velux windows, built in wardrobes and furniture, two radiators.



## **En-Suite Shower Room**

Shower cubicle, hand wash basin, low level WC, chrome radiator.

## **Exterior**

Front: Garden fronted, laid to lawn with mature shrubs separating the neighbours garden, driveway parking for two cars with access to a single garage.

Rear: Landscaped rear garden, laid to lawn with paved pathways, raised decked area, fenced boundaries, great sunny space to entertain friends and family.

## **Attached Single Garage**

Up and over door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	83	83
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	1	1
	EU Directive 2002/91/EC	



## **MEASUREMENTS**

All measurements quoted are approximate.

## **TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE**

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## **INTERNAL PICTURE**

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## **FIXTURES, FITTINGS & APPLIANCES**

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

## **GENERAL DISCLAIMER**

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

## **MARKET APPRAISAL**

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

## **VIEWINGS**

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

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