

**ABODE**  
SALES & LETTINGS

2 SEFTON ROAD  
ORRELL  
WN5 8UP



**Moor Road, Orrell, Wigan, Greater Manchester. WN5 8RR**



Beautifully presented throughout  
Two reception rooms  
Separate utility area  
Private driveway

Three well-proportioned bedrooms  
Modern fitted kitchen  
Contemporary family bathroom  
Character and modern living combined

**£240,000**

**Property Description**

A beautifully presented three-bedroom home offering an exceptional blend of character, contemporary style and generous outdoor space. Positioned in the sought-after area of Orrell, 69 Moor Road is a stunning family home that has been thoughtfully presented throughout, combining charming original features with modern finishes to create a warm, stylish and incredibly inviting property. From the moment you step inside, the quality and care given to the home is immediately apparent. The property offers two beautifully appointed reception rooms, providing versatile living space for relaxing, entertaining or family life. Natural light floods the rooms, complemented by tasteful d?cor and a wonderful balance of traditional character and contemporary comfort. The modern fitted kitchen is both stylish and practical, with a separate utility area providing additional functionality and keeping everyday household tasks neatly tucked away. To the first floor are three well-proportioned bedrooms, together with a beautifully presented family bathroom, creating an ideal layout for modern family living. Outside, the property continues to impress. To the front is a private driveway providing off-road parking, while to the rear is a particularly impressive large private garden. Featuring extensive paved seating areas, established borders, mature planting and a substantial lawn, the garden offers an enviable space for outdoor entertaining, children to play or simply enjoying the peace and privacy this wonderful home provides. 69 Moor Road is a home that needs to be viewed to be fully appreciated - beautifully finished, incredibly welcoming and offering far more than meets the eye.

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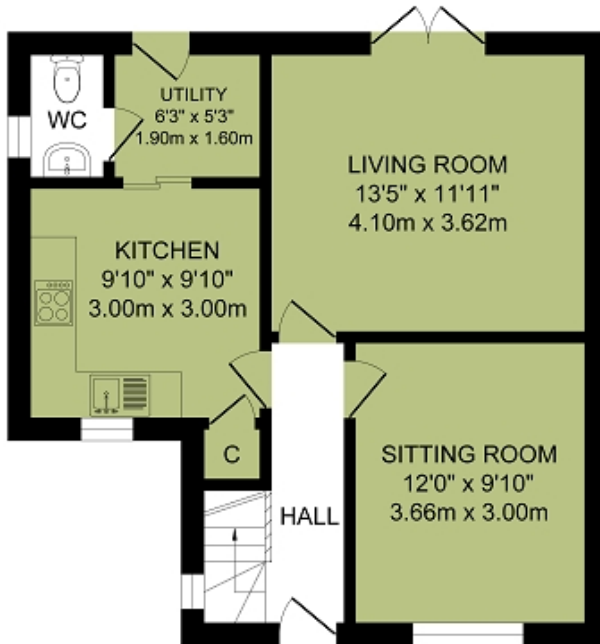


## Moor Road, Orrell

Total Approx. Floor Area 1026 Sq.ft. (95.4 Sq.M.)

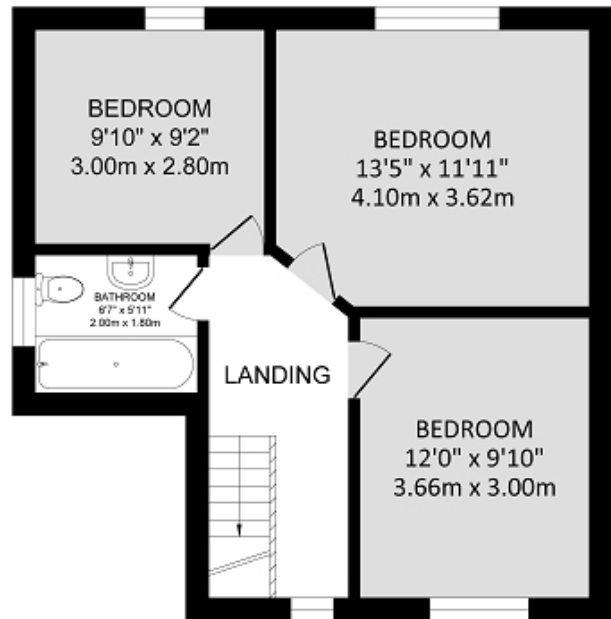


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor  
Area 513 Sq.Ft  
(47.7 Sq.M.)



First Floor

Approx. Floor  
Area 513 Sq.Ft  
(47.7 Sq.M.)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to ?125,000. From ?125,001 to ?250,000 - 2% of Purchase Price. From ?250,001 to ?925,000 - 5% of Purchase Price. From ?925,001 to ?1.5 million - 10% of Purchase Price. From ?1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.