

**5 MEADOW GARDENS, ORRELL, WIGAN, OFFERS IN EXCESS OF
WN5 8DU £600,000**

- **Five Bedroom Detached Family Home**
- **Three Stories**
- **Stunning Throughout**
- **Dream Home with the Wow Factor**
- **Landscaped Rear Garden**
- **Garage & Driveway**
- **EPC Rating: B**



Borron Shaw

Your local Estate Agent





STUNNING FIVE BEDROOM DETACHED FAMILY HOME - UNDER FLOOR HEATING DOWNSTAIRS - CCTV - INTERNAL SOUND SYSTEM - SOUTH FACING GARDEN - CUL DE SAC LOCATION - LANDSCAPED FRONT & REAR GARDENS - GARAGE & DRIVEWAY - SOUGHT AFTER AREA - VIEWINGS ARE ESSENTIAL

Borron Shaw are delighted to offer this dream home with the wow factor for sale, situated in Orrell a desirable area of Wigan. The accommodation is over three floors and comprising of the following:- First Floor - Entrance Hallway, Downstairs WC, Office/Study, Lounge, Open Plan Kitchen/Diner, Utility Room//First Floor - Landing, Four Bedrooms, En-Suite Shower Room, Family Bathroom//Second Floor - Bedroom Five, Dressing Room, En-Suite Shower Room.

The external areas are just as impressive as the house with landscaped gardens to the front, the rear garden is South Facing. There is a spacious driveway leading to the integral garage.

No expense has been spared here and the house is a credit to the owner. Viewings are by appointment only.

Entrance Hallway

UPVC entrance door with double glazed decorative viewing panel and sidelite leads into the spacious hallway with parquet flooring, inset spotlights and a cloakroom/cupboard, modern panelled walls, coved ceiling, staircase to the first floor.

Downstairs WC

Low level WC, floating hand wash basin, inset spotlights, partially tiled walls, parquet flooring.

Office/Study 6'7" x 9'3" (2.01m x 2.82m)

UPVC double glazed window, parquet flooring.

Lounge 16'4" x 13'7" (4.98m x 4.14m)

UPVC double glazed french doors overlooking the garden, fuel/log burner set in feature fireplace, inset spotlights, parquet flooring, archway with an exposed beam into the open plan kitchen/diner.

Open Plan Kitchen/Diner 25'5" x 8'10" (7.75m x 2.69m)

Spacious living accommodation incorporating the kitchen and dining room. The kitchen is fitted with a range of wall and base units, cupboards and drawers with complementing granite work surfaces, central island, larder cupboard, storage cupboard, 1 ½ inset sink unit built into the work top with a mixer tap, eye level built in electric oven and microwave, electric hob with extractor over, integrated dishwasher, inset spotlights, parquet flooring, bi-folding UPVC double glazed doors with electric blinds and a full length UPVC double glazed window.

Utility Room

Fitted with wall and base units with work tops, single sink unit with drainer, plumbed for washing machine, partially tiled walls, UPVC double glazed door to side, access door into the garage.

Landing

Spacious landing with two UPVC double glazed windows, storage cupboard, covered radiator.

Bedroom One 16' x 13'7" (4.88m x 4.14m)

UPVC double glazed window, radiator. Walk in dressing room with fitted wardrobes, inset spotlights, radiator.

En-Suite Shower Room

Double shower cubicle, hand wash basin, low level WC, partially tiled walls, tiled flooring, chrome radiator, inset spotlights, UPVC double glazed window.

Bedroom Two 12'1" x 11'1" (3.68m x 3.38m)

UPVC double glazed window, built in wardrobe, radiator.

Bedroom Three 10'11" x 8'10" (3.33m x 2.69m)

UPVC double glazed window, built in wardrobe, radiator.

Bedroom Four 17'8" x 9' (5.38m x 2.74m)

UPVC double glazed window, radiator.

Family Bathroom

Four piece bathroom suite with bath, enclosed shower cubicle, floating hand wash basin, low level WC, fully tiled walls and flooring, chrome radiator, UPVC double glazed window.

Bedroom Five (Second Floor) 19'5" x 14'2" (5.92m x 4.32m)

Four velux windows, two radiators, inset spotlights.

Dressing Room 10'8" x 7'2" (3.25m x 2.18m)

Velux window, fitted wardrobes, radiator.

En-Suite Shower Room

Double enclosed shower cubicle, floating hand wash basin, low level WC, partially tiled walls, tiled flooring, chrome radiator.

Exterior

Front: Block paved and landscaped driveway, front garden.

Rear: Indian stone flagged patio area, raised flower beds, artificial lawned gardens, gated access to the front of the house.

Integrated Garage

Up and over door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	90
England & Wales		EU Directive 2002/91/EC	

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