



TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 79.0 Sq.M
(850 Sq.Ft.)

First Floor
Approx. Floor
Area 57.1 Sq.M
(615 Sq.Ft.)

Total Approx. Floor Area 136.1 Sq.M. (1465 Sq.Ft.)

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.



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Offers in Region of £325,000

Moor Road, Orrell WN5 8RR

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This beautifully presented traditional semi-detached home is offered for sale in the highly desirable Orrell area, combining classic character with stylish modern upgrades throughout. The property enjoys a convenient location with easy access to the M6 and M58 motorways, excellent local schools, and a variety of trendy bars, cafés, and pubs.

Externally, the home benefits from driveway parking for two cars and a beautifully landscaped front garden with raised beds. The property has had all new windows and doors fitted, both externally and internally, enhancing its modern finish and energy efficiency. Upon entering, the welcoming entrance hallway immediately sets the tone for the home, featuring elegant black internal doors, a neutral colour palette, and attractive wood-style flooring. A convenient cloakroom with WC and vanity sink is located off the hallway. To the front of the property is a spacious lounge with a charming bay window, feature fireplace, tall ceilings, and plush deep carpeting. A second lounge offers a cosy yet stylish living space, complete with illuminated built-in shelving and open access to the dining area. The dining room features patio doors leading out to the rear garden and flows seamlessly into the glamorous, spacious kitchen. The kitchen is fitted with sleek dark grey cabinetry, white worktops, and a full range of integrated appliances including a washing machine, dryer, dishwasher, double ovens, and fridge freezer. The property also benefits from a new boiler and heating system.

Upstairs, the master bedroom to the front is truly stunning, featuring fitted wardrobes and a stylish panelled feature wall. A second double bedroom is currently used as a spacious dressing room and benefits from access to a modern shower room with large shower and sink. The third bedroom is another well-proportioned double located at the rear. The family bathroom is beautifully finished, featuring a freestanding bath, vanity sink unit, and WC.

Outside, the rear garden is well established and provides a lovely space to relax and entertain, with a patio seating area and lawn. This exceptional home perfectly blends traditional charm with modern style and must be viewed to be fully appreciated.





