



54 Lodge Road, Orrell, WN5 7AT

£205,000

Nestled away in a quiet location overlooking views of Orrell Water Park is this beautiful two bedroom terraced property. This charming home enjoys an elevated position and is ideally situated within handy access to Orrells shops and amenities, Orrell water park for those who love the outdoors, excellent local schools, Orrell train station and is only a short drive to the M58/ M6 motorway making this an ideal spot for commuters. Arranged over two floors, accommodation highlights include; welcoming entrance vestibule/ hallway, lounge featuring a bay fronted window, spacious dining room and the modern fitted kitchen equipped with integrated appliances including a double oven, hob, extractor hood, fridge/freezer, washing machine and dishwasher. To the first floor the landing area gives access two bedrooms, the master being of excellent size and the tiled family bathroom. Externally this lovely home offers a low maintenance garden to the rear with an outhouse ideal for storage. Street parking is available to the front elevation. Other benefits include double glazing, gas central heating and a boarded loft. Early viewings are highly recommended to appreciate the size and location of this wonderful family home.

Ground Floor

Entrance Hallway



Lounge



Dining Room



Kitchen

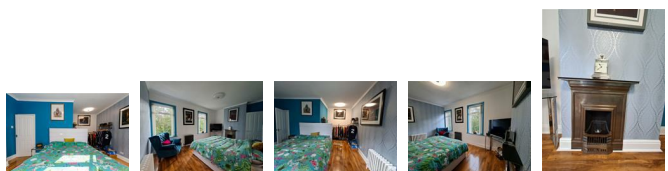


First Floor

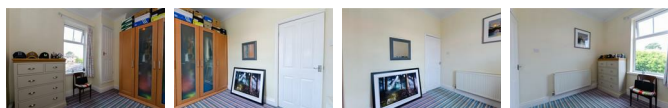
Landing



Bedroom One



Bedroom Two



Bathroom



External



Parking

On street parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

C

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

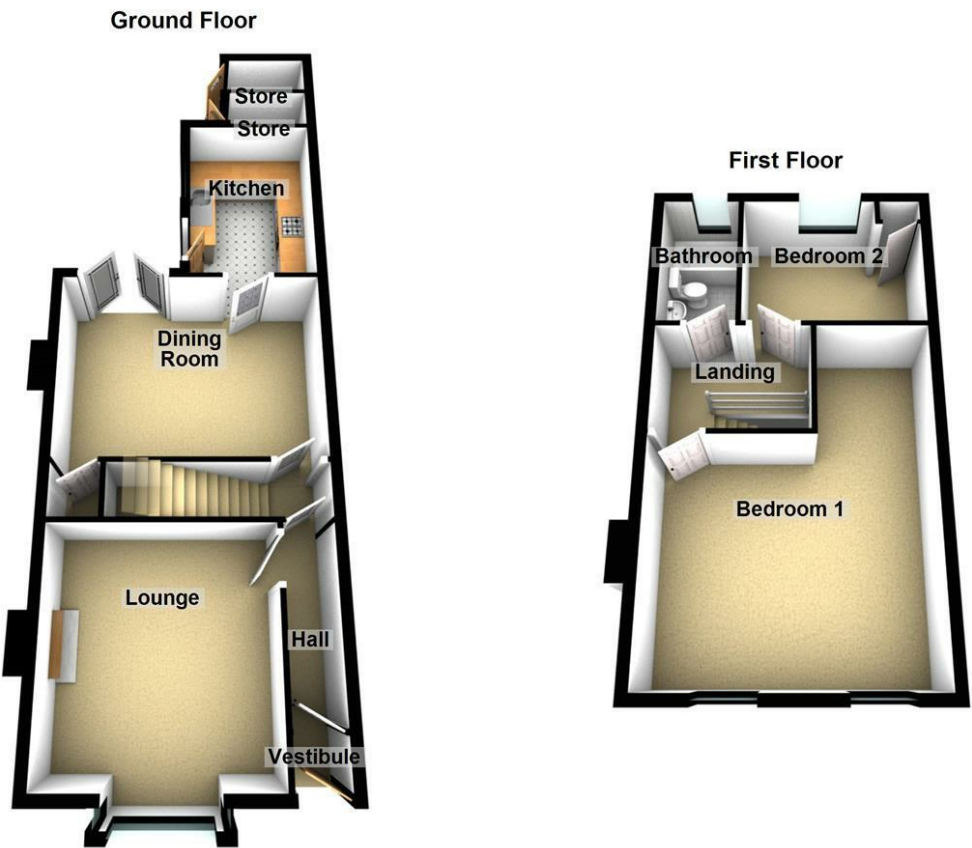
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

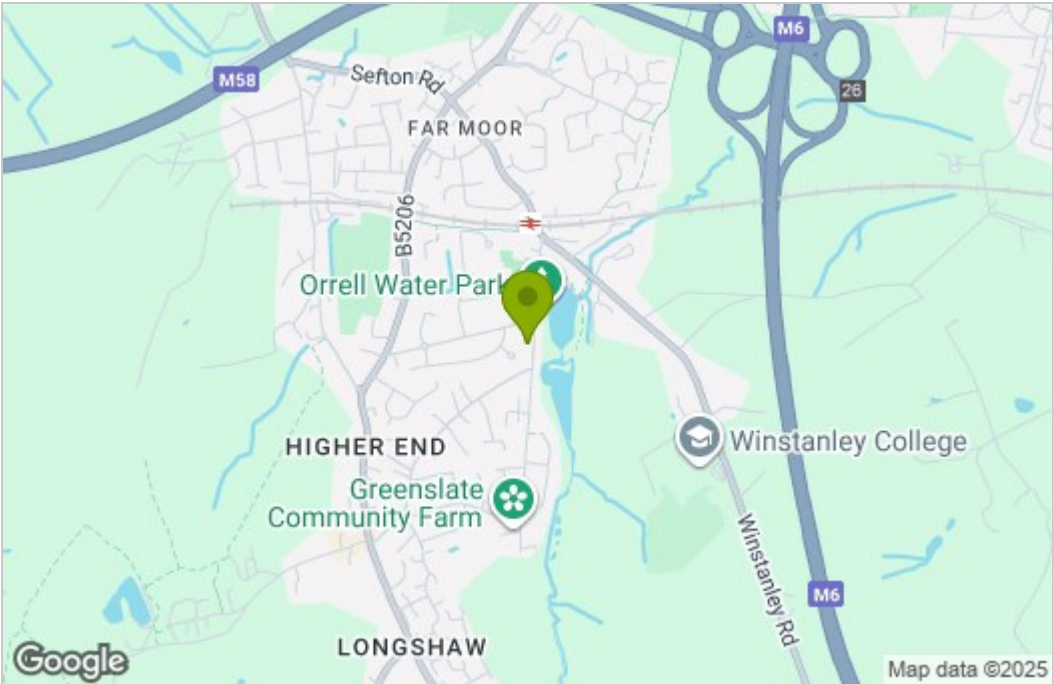
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

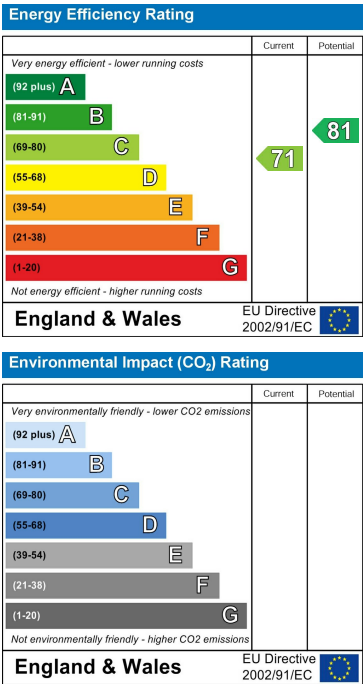
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.