



Lodge Road, Orrell, Wigan, WN5 7AT
£450,000



64 Kenyon Road

Wigan

WN1 2DQ

www.ruttergreen.co.uk

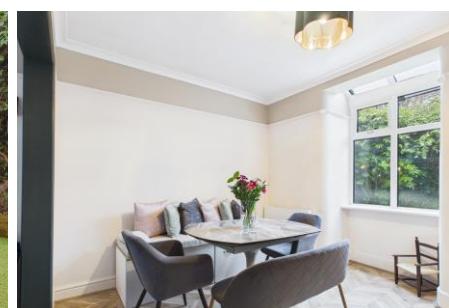
hello@ruttergreen.co.uk

01942 367915

Lodge Road, Orrell, Wigan, WN5 7AT

- Beautifully Presented Detached Family Home
- Spacious Hallway Leading Into Living Area
- Three Spacious Bedrooms
- Large Open Plan Living
- Original Features Throughout
- Modern Walk in Shower Room
- With Additional Family Bathroom
- Private Landscaped Garden To Rear
- Highly Sought After Area

Ivy House is a beautifully preserved Victorian residence, thoughtfully updated over time while retaining the character and warmth that make period homes so special. The principal living room is a wonderfully inviting space, centred around a stylish modern gas fire that provides both comfort and ambience. It is a room designed for cosy evenings. The thoughtfully designed open-plan living arrangement forms the true heart of the home. This sociable space encourages family togetherness while still offering defined areas for relaxation and dining. Ascending to the first floor, the sense of space continues. Ivy House benefits from two contemporary bathrooms, thoughtfully designed to combine style and practicality. The principal bedroom is particularly impressive in scale. Its generous proportions create a grand yet calming retreat home. Two further well-sized bedrooms provide comfortable accommodation. Externally the property benefits from three off-road parking spaces. The rear garden is a standout feature and serves as a private, tranquil haven. Beautifully arranged to offer both open lawn and intimate seating areas.





If you would like to arrange a viewing of this property, please contact our showroom at

64 Kenyon Road

Wigan

WN1 2DQ

01942 367915

hello@ruttergreen.co.uk

Additional information on this property is available at

www.ruttergreen.co.uk



Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

