

**FOR SALE**

14, Shelley Drive, Orrell, WN5 8HW

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 14, Shelley Drive, Orrell, WN5 8HW

*Substantial detached family home with generous mature plot and 1905 SQFT of living space.*



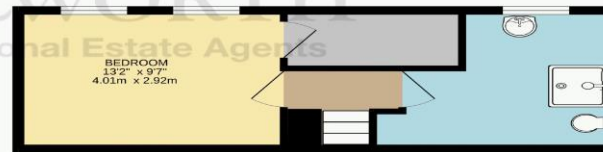
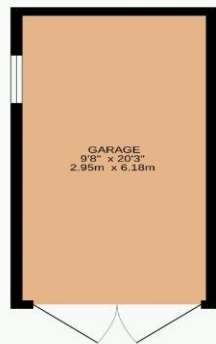
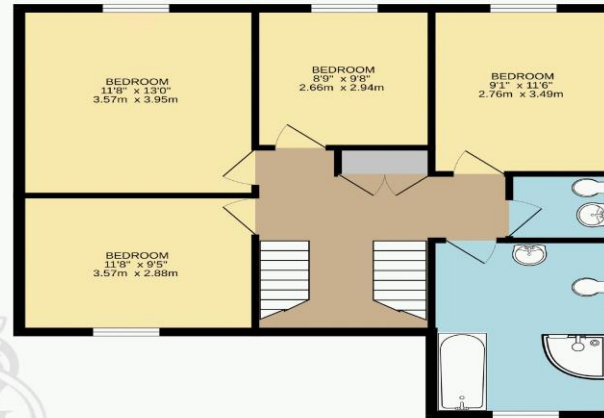
- Superb individual detached home
- Substantial overall plot
- Generous amount of floorspace
- Close to motorway / schools
- 5 bedrooms / 2 reception rooms
- Stunning gardens
- Highly prized location
- 1905 SQFT

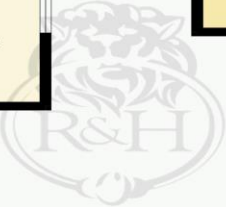
Notable for their individual designs, impressive amount of square feet & generously proportioned plots - Shelley Drive has been renowned for years as one of Orrell's best locations for families. Perfectly positioned for the area's acclaimed schools and the M6 / M58 motorway links homes these traditional homes seldom come available on the open market & when they do, they often sell quickly, so early viewings are highly encouraged. Number 14 Shelley Drive is an immaculately presented 5 bed detached family home, set across three floors. Enjoying a prominent position on the road & occupying a beautiful & mature plot which boasts notable privacy & a sunny, westerly rear aspect - the home in total provides a substantial 1905 square feet of light and contemporary living space, plus more than enough outdoor room to extend the property further at the rear, without compromising on outdoor space. Internally, the home is arranged over three floors and in brief comprises; a generous and welcoming hallway, a spacious 22ft main lounge with French Doors that open out onto the rear, a smart open plan kitchen diner which is finished with a range of integrated appliances, spot lighting, plus a study / home office. Upstairs there are four bedrooms to the first floor, plus a stylish 4-piece bathroom suite & a second wc / cloaks. To the top floor is an additional bedroom with its own smart shower room en-suite, plus there is ample storage.

Externally, the rear garden is another key selling feature of the property. Large, mature and very private - the garden provides ample room to extend at the rear (subject to necessary planning). The rear also benefits from a westerly aspect and therefore lots of afternoon sun. To the front is a large block paved driveway which leads to a detached garage at the rear. Early viewings are essential on this beautiful family home. Leasehold 999yrs £6 p / a. Council Tax Band F.



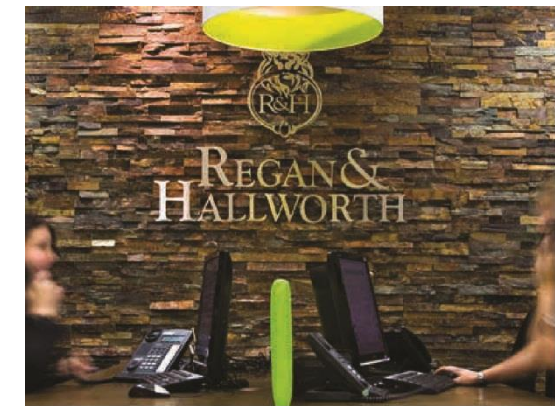




  
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**TOTAL FLOOR AREA : 1905 sq.ft. (176.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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