

FOR SALE

37, Gathurst Road, Orrell , WN5 8QJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



37, Gathurst Road, Orrell , WN5 8QJ

Beautiful period home with sleek, open plan kitchen diner, large garden & impressive views



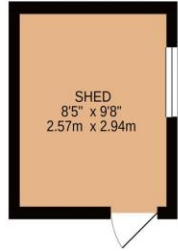
- Stunning 1930s detached home
- Superb open plan design
- 2 x bathrooms
- Wonderful open aspect views
- 3 bedrooms / 2 reception rooms
- Sleek, high spec kitchen
- Large west-facing rear garden
- 1278 SQFT

This is a truly exciting and very rare opportunity to purchase a stunning period detached house right in the heart of Orrell close to all the amenities, quality schools and excellent transport links yet boasting a huge rear garden enjoying stunning local countryside views to rear. This fantastic traditional detached home has undergone a comprehensive scheme of modernisation and upgrading with a newly extended and remodelled open plan kitchen at its heart. The stunning 'Living Kitchen' with its full height ceiling and impressive bifold glazed doors really help set this property apart. This superb light-filled space extends to a very impressive 517 square feet of living space alone (incidentally this is the size of some two bed apartments) and incorporates a sleek & stylish contemporary fitted kitchen including a range of fully integrated appliances, a central island & breakfast bar, a utility room & shower room/WC plus plenty of extra room to entertain with both designated living and dining space. This superb room is also located at the rear of the property and therefore able to take full advantage of the excellent garden & views via beautiful bifold doors. The whole house is spacious and bright with an entrance porch, welcoming hallway and a bay-windowed front lounge downstairs plus three double bedrooms with amazing views from the master and third bedroom and a modern fully tiled family bathroom upstairs. Set in a large garden plot, number 37 Gathurst Road enjoys a sunny westerly aspect to rear and also features a newly installed block paved driveway and frontage to provide ample off road parking. The superb location is within easy walking distance to local shops, bars, restaurants and amenities, plus St Peter's High School, whilst the M6 & M58 motorway networks are just a few minutes drive away too. This beautiful home is a must view.

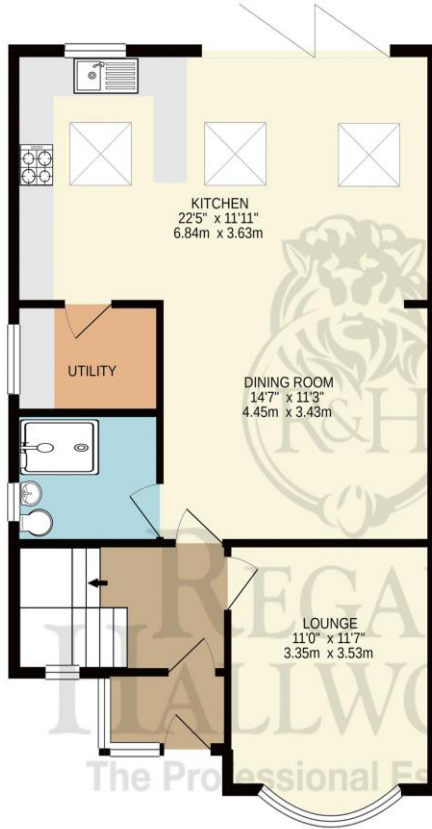




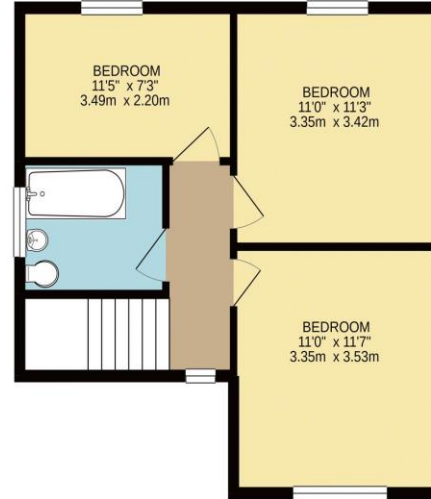
OUTBUILDING
81 sq.ft. (7.6 sq.m.) approx.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

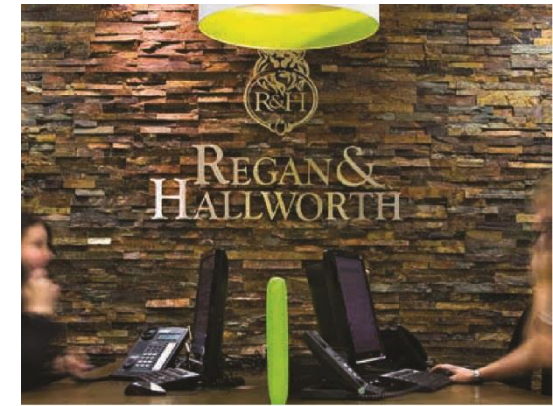


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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.
Made with Metropix ©2021



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com