

FOR SALE

41, Gathurst Road, Orrell, WN5 8QJ

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 41, Gathurst Road, Orrell, WN5 8QJ

*Superb & much improved semi-detached family home with sunny rear aspect & lovely views.*



- Stunning semi-detached home
- Beautifully presented throughout
- Substantial rear garden
- Lovely open views
- 3 bedrooms / 2 reception rooms
- Brimming with pretty features
- Sunny south facing aspect
- 1284 SQFT

Boasting beautiful modern interiors which have been blended effortlessly with 1930s style period detail - this quite stunning traditional semi-detached home is positioned along the hugely popular Gathurst Road and enviably backs onto open farmer's fields at the rear. When bought around 7 years ago, the home was renovated throughout by the current owners - the property was fully rewired, a highly efficient heating system was installed including pipes and radiators, the floors, ceilings and walls were replaced, re-plastered and renewed, with coving reinstated in parts & even skirting boards changed. Internally the decor is very light & contemporary, though much of original features have been sympathetically retained. So customary high coved ceilings, pretty fireplaces and feature bay windows are all present. The home in brief comprises; a main entrance hallway, two elegant, immaculately presented reception rooms, a modern fitted kitchen plus access into a rear utility / lean to. Upstairs there are three good sized bedrooms, with the master benefitting from newly installed luxury fitted wardrobes plus there is a smart principal bathroom suite. Externally, the garden here is a key feature of the home & boasts a large patio area for sitting out, lawn and beautiful open views across fields. The rear also enjoys a westerly facing aspect and lots of late summer sun. To the front is a generous driveway with off road parking & access to a detached brick garage with power & water. Locally, the property offers easy access to the centre of Orrell itself & its range of amenities, shops, bars and cafes, plus train station & M6 / M58 motorway links. Early viewings are highly recommended.







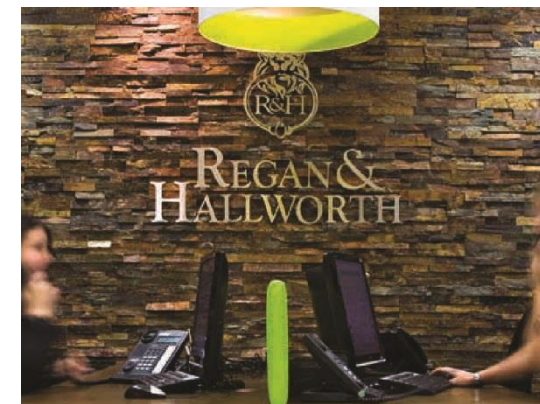


TOTAL FLOOR AREA : 1284 sq.ft. (119.2 sq.m.) approx.

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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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.



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