

27, Moor Road, Orrell, WN5 8ND

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

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1996



27, Moor Road, Orrell, WN5 8ND

*Charming two bed terrace with large rear garden.*



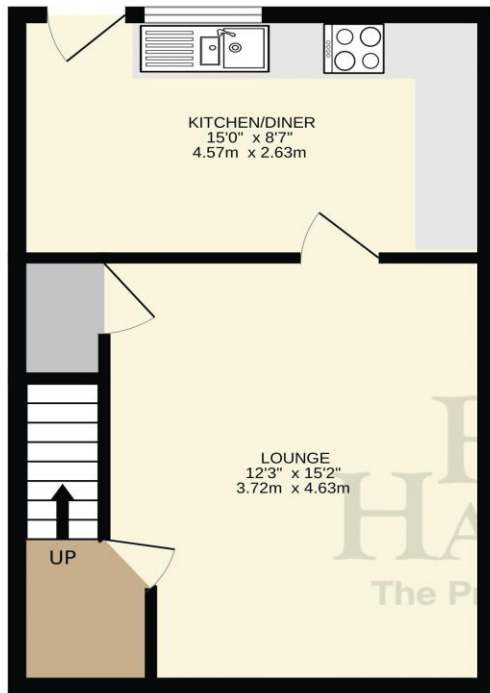
- Charming two bed terrace
- Modern double glazing
- Family bathroom
- Gas central heating
- Wood burner in lounge
- Characterful interior
- Large rear garden
- 714 SQ.FT.

Situated in the vibrant heart of Orrell, this row of delightful terrace cottages exudes charm and enjoys a coveted location. A stone's throw away from an array of local amenities, including chic bars, restaurants, top-notch schools, and convenient bus stops, these homes are also incredibly close to the M6 & M58 motorways, with less than a 5-minute drive away. What sets this particular two-bedroom terrace apart is its distinctive character and the expansive rear garden, offering a generous extension of outdoor living space that is sure to catch the eye of potential renters. Upon entering through the front door, you're welcomed into an entrance vestibule that leads to a generously-sized lounge, complete with a striking fireplace and a snug wood burner. The back of the home houses a modern kitchen diner, perfect for family meals whilst the upper level houses two bedrooms: a spacious double and a sizeable single, alongside a family bathroom equipped with a mixer shower above the bath. The property is FREEHOLD.

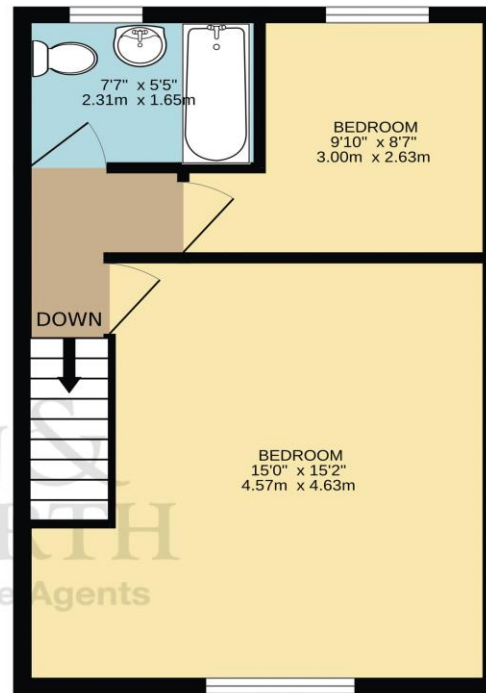




**GROUND FLOOR**  
357 sq.ft. (33.2 sq.m.) approx.



**1ST FLOOR**  
357 sq.ft. (33.2 sq.m.) approx.

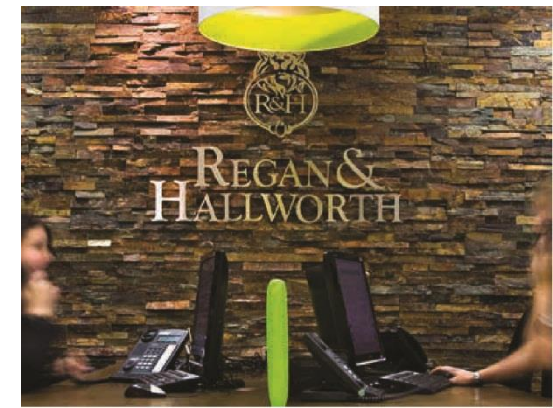


TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

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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