

FOR SALE

124, Bell Lane, Orrell, WN5 0DB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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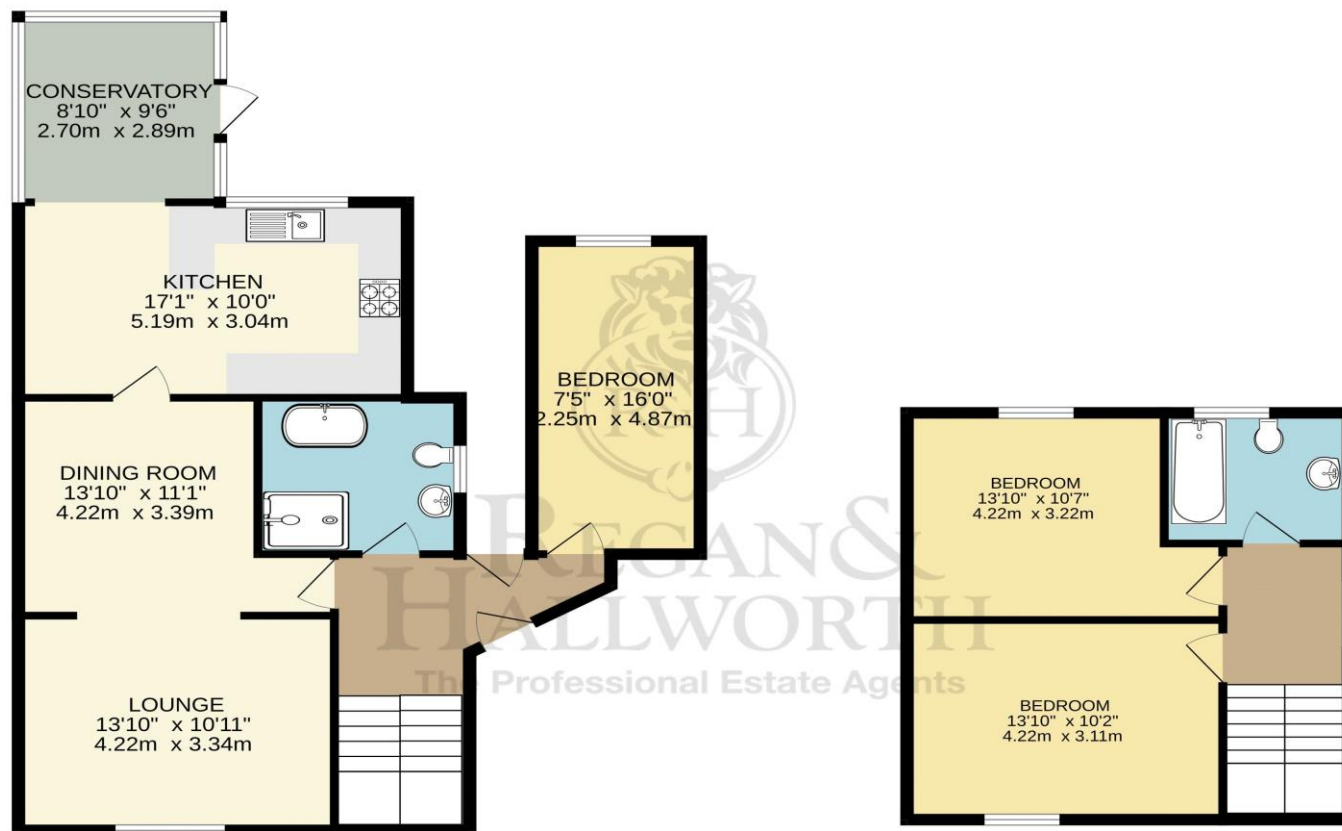
Exceptional three bed semi-detached family home with stunning gardens and open countryside views.



- Superb semi-detached family home
- Modern open plan kitchen / dining room
- Three good sized large bedrooms
- Close to schools and amenities
- Spacious and versatile accommodation
- Two modern fitted family bathrooms
- Large driveway and gardens / views
- 1227 SQ. FT.

This is a fantastic opportunity to purchase a deceptively spacious semi-detached home located in the popular area of Orrell with breath taking open countryside to the rear. Bell Lane is an immaculately presented and versatile home that would suit the growing family given its proximity to local amenities, public transport links, outstanding schools for all ages, country walks from the doorstep and several major motorway networks. Internally the property boasts just over 1200 square feet of accommodation set over two floors which in brief comprise of entrance hallway, modern fitted family bathroom comprising of wc, sink unit, shower and free-standing bath, good sized formal lounge / sitting room located to the front which is then open planned to a dining area. To the rear of the property is a modern and well-equipped kitchen offering a range of wall, base and drawer units along with area for dining table and access into a conservatory taking in garden and countryside views. There is an inner hallway just off the entrance hallway which houses the first of three large bedrooms. Up on the first floor there are two more large double bedrooms and then another modern family bathroom comprising of wc, sink unit and bath with shower over. Externally Bell Lane has a walled block paved driveway proving off road parking for several cars. To the rear there is a large well-maintained garden with decked patio, well maintained lawn and then some truly stunning open countryside beyond. Internal inspection is highly recommended to fully appreciate the deceptive size, versatile accommodation and stunning gardens and views.





TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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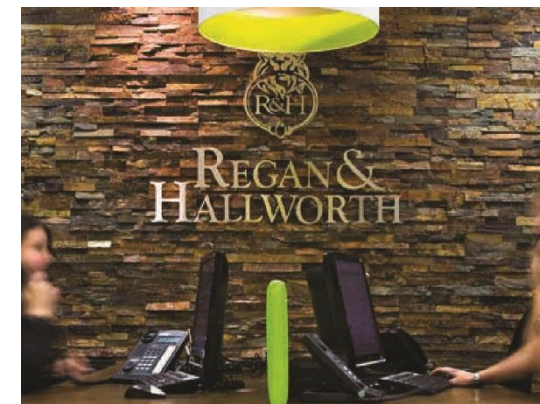
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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