

3, Winchester Close, Orrell, WN5 8PA

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

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1996



3, Winchester Close, Orrell, WN5 8PA

A well appointed semi-detached true bungalow offered to the market with no chain delay.

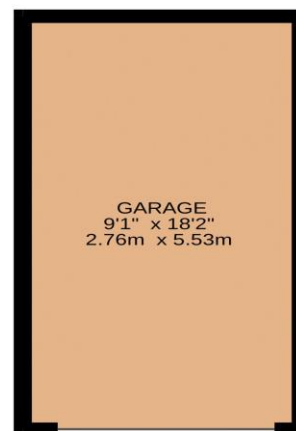
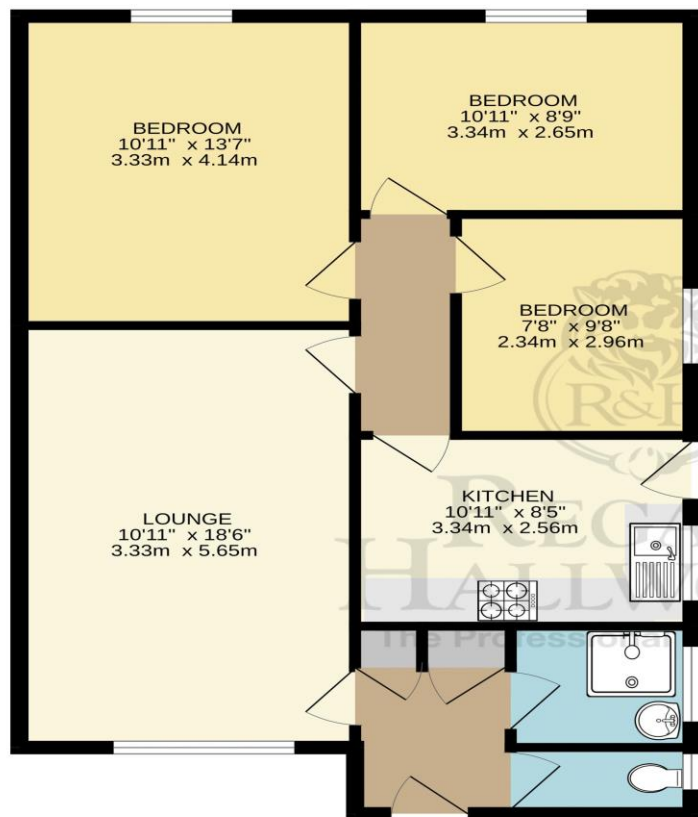


- Well appointed true bungalow
- Quiet residential cul-de-sac
- Close to shops / amenities
- No chain delay
- 3 bedrooms / 1 reception room
- Ideal for retired clients
- Private rear garden
- 898 SQFT

Winchester Close is a lovely, quiet & tucked away cul-de-sac enviably located in the popular village of Orrell. Offered to the market with the added incentive of no chain delay, the property would be the ideal purchase for any retired clients seeking a home that is entirely laid out across one floor. Winchester Close itself is positioned at upper end of the development, meaning it is much closer to the village's numerous shops, amenities, cafes and transport links including the M6 & M58. Internally the property has been really well cared for over the years & totals a generous 898 square feet of flexible living space that in brief comprises; an entrance hallway, lovely main lounge, a fitted kitchen, principal wet room plus 3 bedrooms (or 2 beds & a dining room). Externally the home sits on a private plot, with a rear garden which is lawned & not overlooked. To the front is a driveway which provides ample off road parking & leads through to a detached garage at the rear. Early inspection is essential. No chain delay.





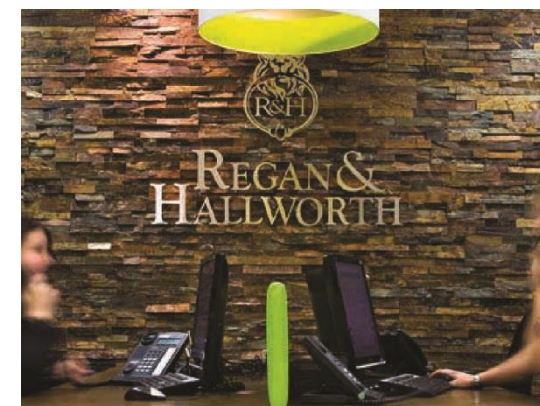


TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

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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