

FOR SALE

10, Broxton Avenue, Orrell, WN5 8NP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Broxton Avenue, Orrell, WN5 8NP

Traditionally built 3 bed semi-detached right in the heart of Orrell.



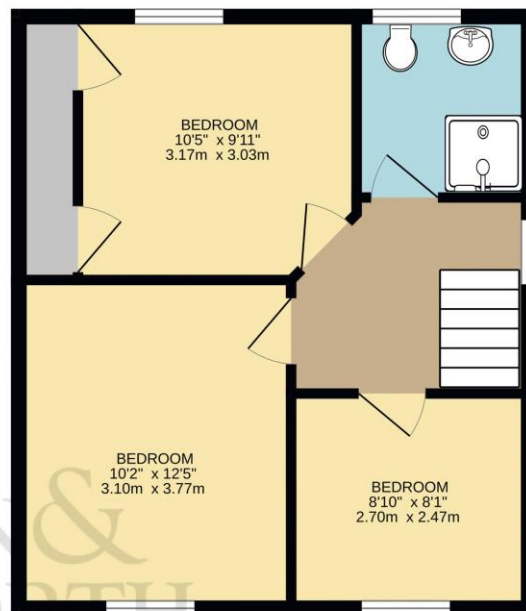
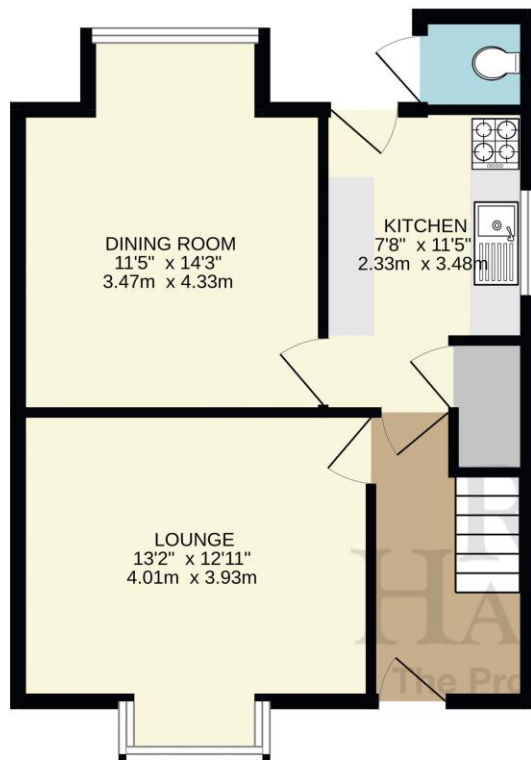
- Solid traditionally built house
- 3 bedroom semi-detached
- Lovely rear garden
- Two reception rooms
- Gas central heating
- Double glazing
- Great location in heart of Orrell
- 891 SQ.FT. / No chain

Enviably positioned just off Orrell Road, right in the centre of Orrell Village, with the location's numerous shops, pubs and restaurants all within walking distance, plus the M6 / M58 a short drive away - this deceptively spacious semi-detached home offers 891 square feet of well planned living space & is available with the added benefit of no upward chain. Ideal for a range of buyers, from young professionals or families moving up the ladder, to any investors seeking an easy to rent addition to their portfolio, the home is arranged over two floors & in superb condition throughout. Boasting good sized rooms with high ceilings it comprises in brief of; hallway, two large reception rooms, a fitted kitchen, garden WC, plus three bedrooms upstairs and a principal bathroom suite.

Externally there is a small front garden and a lovely fully enclosed rear garden which has been landscaped for low maintenance and ideal for entertaining. Other benefits include gas central heating and full double glazing. Viewings are highly recommended. No chain delay.





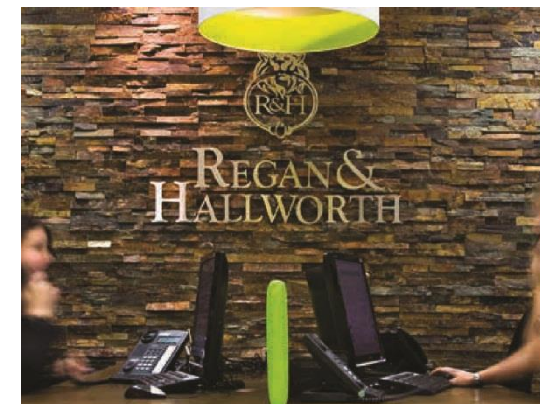


TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

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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