

**FOR SALE**

68, Sandbrook Road, Orrell, WN5 8UB

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

ESTD  
1996





## 68, Sandbrook Road, Orrell, WN5 8UB

*Impressive end townhouse with substantial rear garden plus spacious driveway*



- Impressive end townhouse
- Highly prized location
- Potential to extend
- Available chain free
- 3 bedrooms / 1 reception room
- Substantial rear garden
- Large driveway to side
- 780 SQFT

Located on the pretty Sandbrook Road in the hugely popular village of Orrell & offered to the market with the added incentive of no chain delay - this impressive end terrace property boasts considerable potential throughout and must be viewed to be fully appreciated. The property would be the perfect purchase for any first time buyers or any investors seeking something they can make their own. Set across two floors, the home in brief comprises; a hallway, main front lounge, fitted rear kitchen diner, with three bedrooms upstairs and a principal shower room.

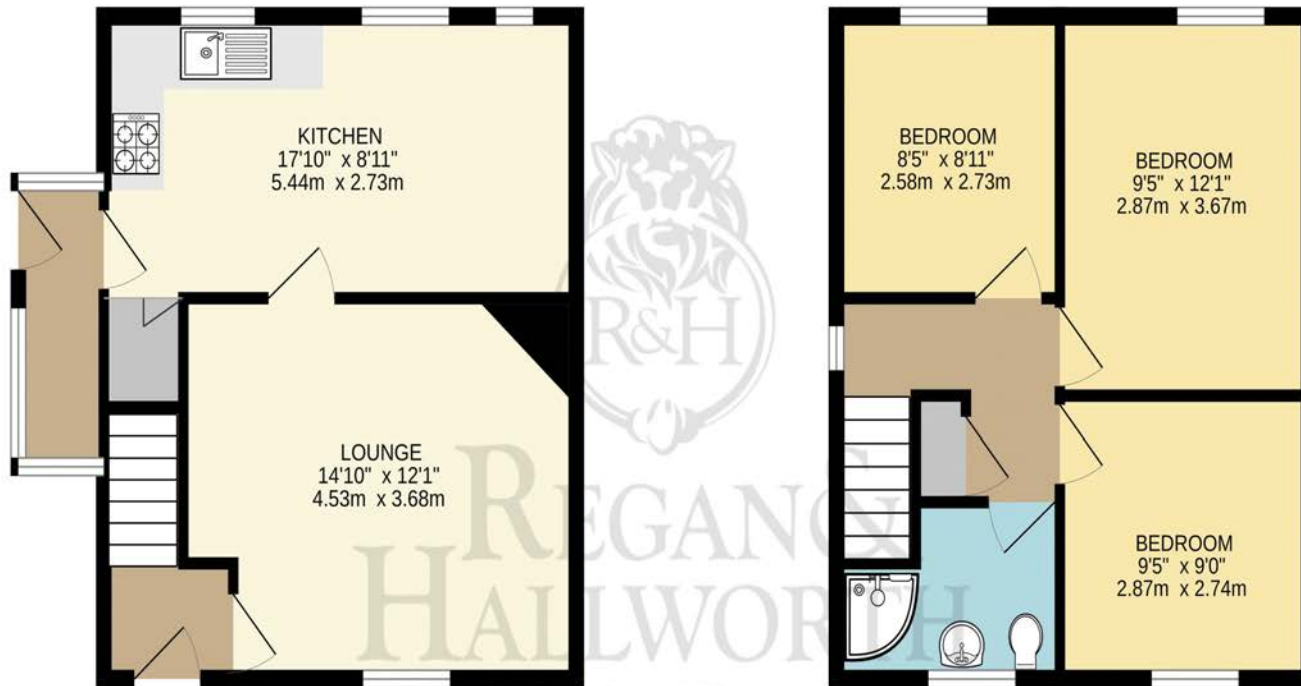
Externally the plot here is a key feature of the home, with generous gardens that extend to the front, side & rear, with the rear being notably large, mature & enjoying a sunny westerly facing orientation. There is ample room to extend here, subject to necessary planning too. To the side is a very sizeable driveway which provides ample off road parking. 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. Viewings are highly recommended on this excellent end terrace property. No chain delay











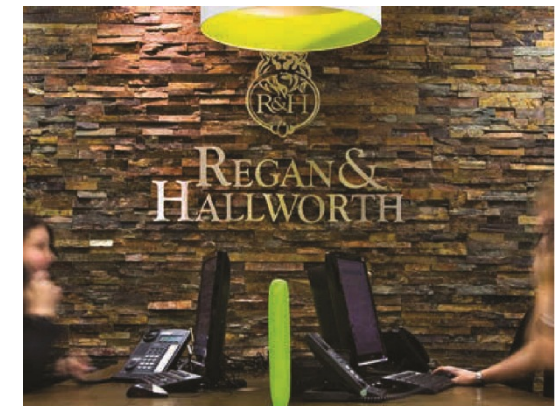
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TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

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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