

**FOR SALE**

56, Harswell Close, Orrell, WN5 8RG

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

ESTD  
1996





## 56, Harswell Close, Orrell, WN5 8RG

*Impressive four bed detached family home located on a modern and popular development in Orrell*



- Impressive detached family home
- Modern fitted kitchen / breakfast room
- Family bathroom and en-suite shower room
- Close to schools and amenities
- Excellent sized and versatile reception rooms
- Four good sized bedrooms
- Landscaped gardens / driveway
- 1587 SQ. FT.

Located on a modern and popular development in Orrell, fantastic for families is this immaculately presented, four bed detached home which is now offered for sale WITH NO ONWARD CHAIN. Harswell Close has been finished to a superb standard throughout offering spacious and versatile accommodation set over two floors making this an ideal home for the growing family. The property is situated close to Orrell centre with a range of local amenities, some outstanding schools for all ages from the doorstep, great public transport links and is just a short drive to the M6 and M58 motorway network.

In brief the accommodation comprises of entrance hallway, cloak room wc, large formal lounge / sitting room with bay window and then double doors leading into the formal dining room. Off the dining room sits an impressive conservatory with access out onto the rear gardens. To the rear of the property is a modern fitted kitchen offering a range of wall, base and drawer units and then a utility and home office space in what was the integral garage which now has double patio doors to the front. Up on the first floor there is a large master double bedroom with feature bay window, fitted wardrobes and modern fitted en-suite shower room. There are three more excellent sized bedrooms and a modern fitted family bathroom.

Externally the property has a low maintenance garden area to the front with driveway. The rear gardens have been landscaped again making them very low maintenance with decked patio area and shed. Internal inspection is highly recommended to truly appreciate the deceptive size, excellent finish and outstanding location.







TOTAL FLOOR AREA : 1587 sq.ft. (147.4 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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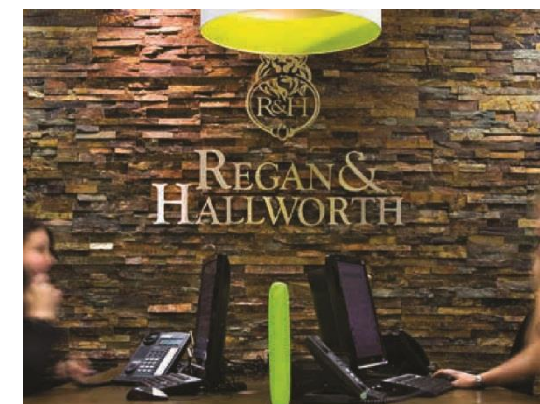
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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