

FOR SALE

10, Langdale Road, Orrell, WN5 0EB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Langdale Road, Orrell, WN5 0EB

Stunning semi-detached starter home with sleek, high spec bathroom suite.

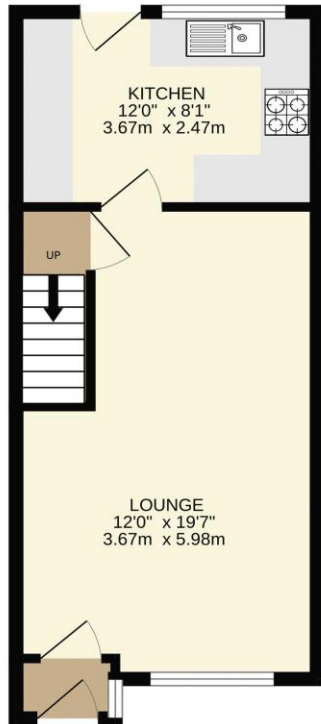


- Smart, semi-detached home
- Sleek, high spec bathroom
- Fantastic value for money
- Front & rear gardens
- 2 double bedrooms
- Ideal starter home
- Driveway & detached garage
- 829 SQFT

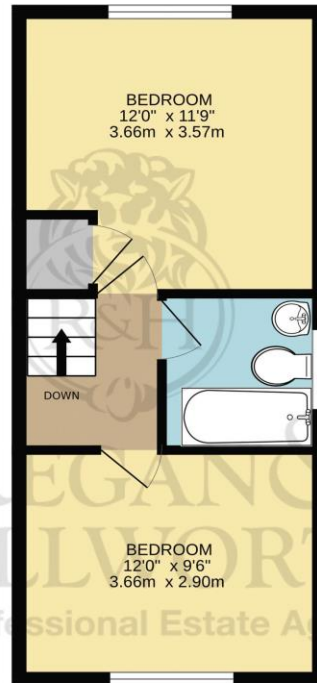
Enviably located on the highly prized Langdale Road in Orrell, on one of Wigan's most popular & established estates - this impeccably presented semi-detached home boasts light, contemporary interiors that would be ideal for any first time buyers seeking a turn-key home and early viewings are highly recommended. The property itself has been very competitively priced for today's busy market & therefore we anticipate lots of early interest. Set across two floors, in brief the property comprises; a porch which leads into the large 20ft open plan main front lounge with feature log burner, then through into the modern fitted kitchen with access outside. Upstairs there are two good sized double bedrooms, plus there is a stylish, fully tiled principal bathroom suite which was installed just last year. Externally the rear garden is notably private & mature. To the front, a driveway provides ample off road parking & leads through to a detached garage at the rear. Locally, the property is within the catchment for some of the area's excellent schools, plus the M6 / M58 motorway is just a short drive away. Viewings are highly recommended on this superb starter home.



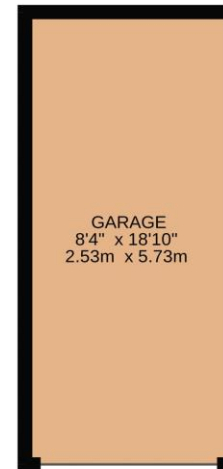
GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



GARAGE
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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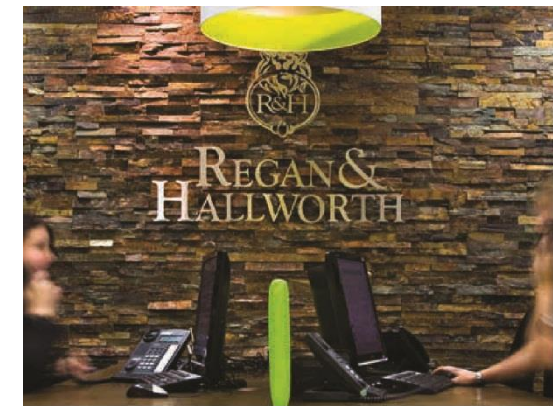
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The Property Ombudsman

LR Finance

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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