

FOR SALE

86, Sefton Road, Orrell, WN5 8UP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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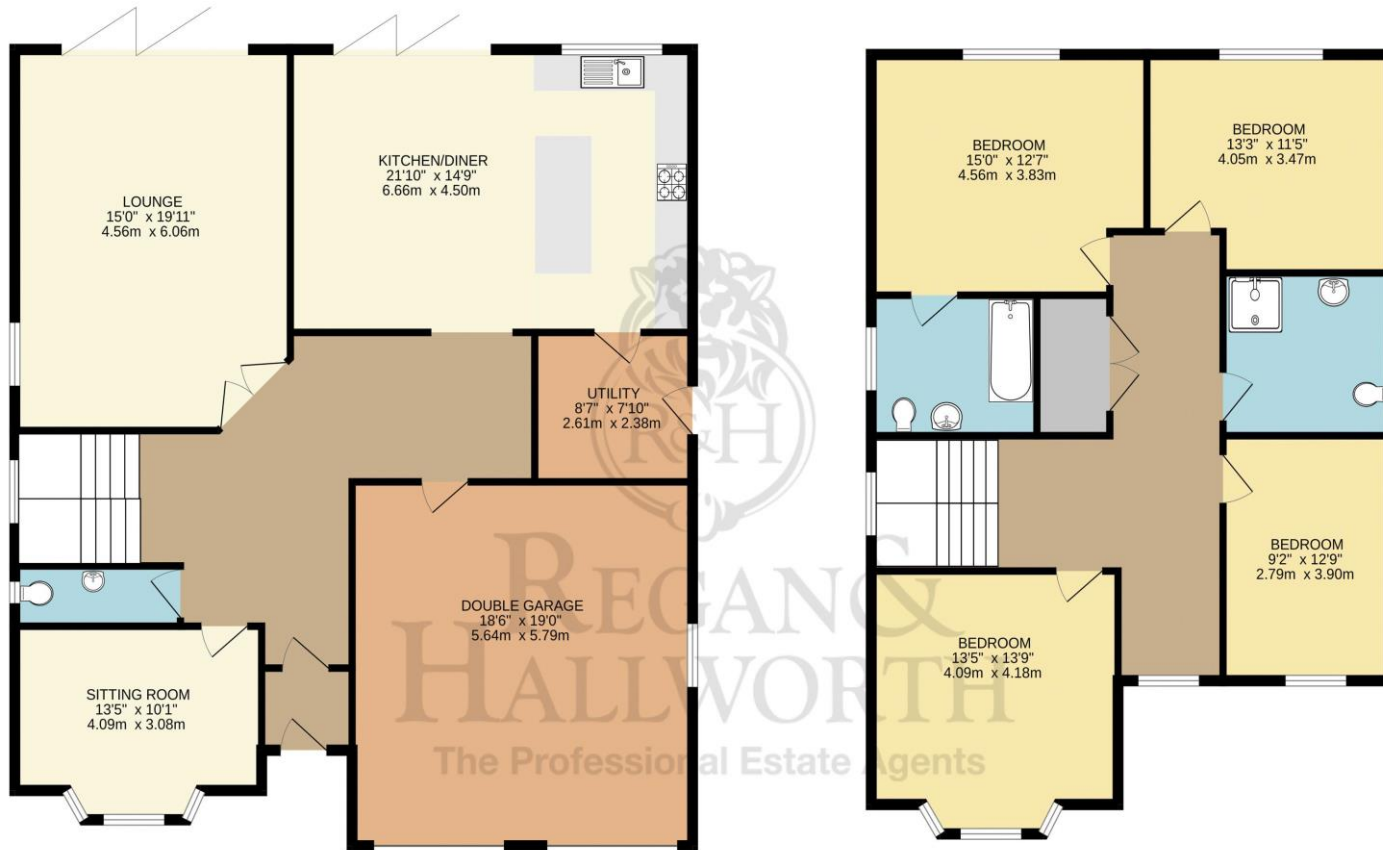
Executive stone detached family home with 1 / 4 acre plot & almost 2500 SQFT of living space.



- Distinctive detached family home
- Luxury en-suite & bathroom
- Quiet, highly prized setting
- Close to schools / transport links
- 4 bedrooms / 2 reception rooms
- Generous amount of SQFT
- Substantial 1 / 4 acre plot
- 2497 SQFT

Brimming with eye-catching kerb appeal & providing a generous 2497 square feet of simply exceptional, contemporary living space - this distinctive stone detached family home is enviably positioned along the pretty Sefton Road in Orrell & rests within a substantial 1 / 4 acre plot. Set back off the road behind a generous gated driveway & enjoying lovely aspects to both the front and rear, it is rare for one of these highly sought after properties to come to the market, so early inspection is absolutely essential. Internally, the home is set across two floors of impressively designed, superbly maintained living space, with the ground floor in brief comprising; a notably large & welcoming entrance hallway which gives access into; a cloaks / wc, a study / dining room, beautiful main lounge with quality flooring, contemporary log burner & bi-folding doors that open onto the garden, plus the home's real standout feature; the luxury open plan kitchen diner. The kitchen itself is a stylish, bespoke kitchen diner & has been cleverly redesigned from its original layout & boasts a smart vaulted ceiling section plus large dining area with a second set of bi-folding doors. The kitchen comes with a range of quality integrated appliances & granite worktops, a large island with solid oak tops, plus access through into a useful rear utility room. Upstairs is equally impressive, offering four generously sized bedrooms, with the master benefiting from a stylish, high spec en-suite bathroom, plus there is a luxury principal wet room / shower which is fully tiled. Externally, the property sits behind a generous gravelled driveway with ample off road parking for numerous vehicles which leads to a double garage. To the rear is a beautiful landscaped & tiered garden, which is another key feature of the home & is finished with a quality flagged patio, plus various plants & flowers in the stocked borders. There is an additional parcel of land at the bottom of the garden used for an allotment too. The rear also enjoys wonderful open aspects across farmers fields & sits next to mature trees which provide considerable privacy. Locally, the home is within walking distance for the area's acclaimed schools, plus numerous transport links including a train station plus the M6 / M58. Early viewings are highly recommended on this simply stunning home.



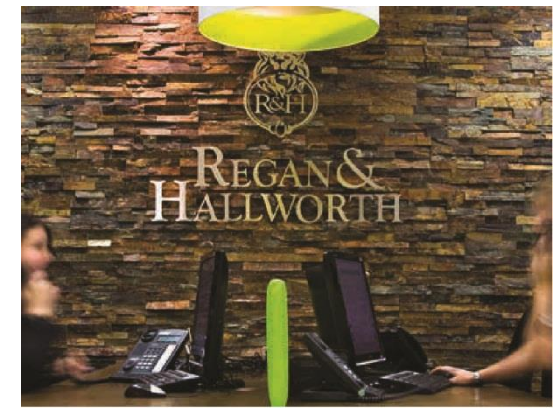


TOTAL FLOOR AREA : 2497 sq.ft. (232.0 sq.m.) approx.

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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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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