

FOR SALE

120b, Orrell Road, Orrell, WN5 8HB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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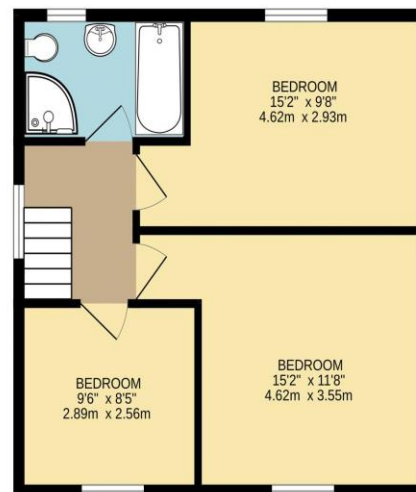
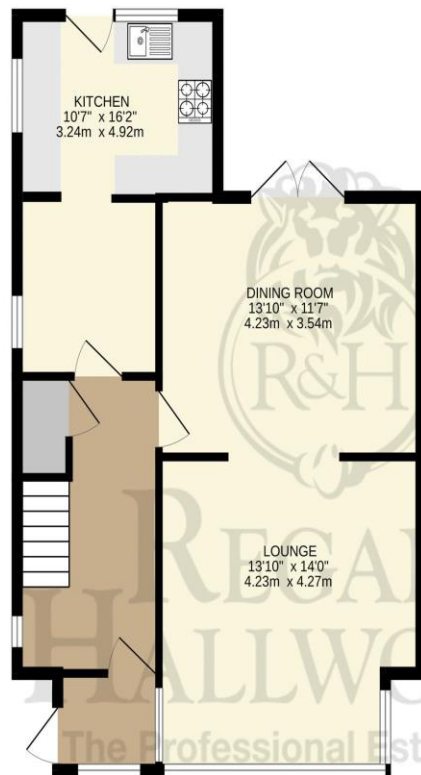
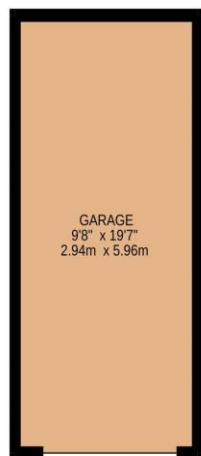
Superb semi-detached family home offering a generous 1260 SQFT.



- Superb semi-detached family home
- Beautifully presented throughout
- Spacious overall plot
- Viewings essential
- 3 bedrooms / 3 reception rooms
- Popular main road setting
- Private and mature rear garden
- 1260 SQFT

Enviably positioned along the highly prized Orrell Road in & offering superb internal presentation throughout - this very deceptive semi-detached family home provides a generous 1260 square feet of well planned living space & simply must be viewed to be fully appreciated. The property enjoys a popular main road position within walking distance of St Peters Catholic High School, plus within the catchment for the area's acclaimed primary schools & is just a 2 minute drive to the M6 / M58 motorway links with views of Winter Hill to the rear. Internally the home has undergone various upgrades and improvements over recent years & in brief comprises; a main hallway, beautiful front lounge with feature bay window & log burner, a rear dining room which also boasts an elegant log burner & has French Doors that lead out onto the rear garden. There is a modern fitted kitchen extension plus a separate utility room. Upstairs there are three generously sized bedrooms with fitted units to the master bed, plus there is a stylish, upgraded principal bathroom with underfloor heating. Externally the gardens here are a significant selling feature. The rear is mature, notably private & more than large enough to accommodate extensions or even a stand alone summerhouse/ home office, should clients wish. (subject to the relevant permissions) The front boasts an extensive flagged driveway which provides ample off road parking for up to five cars plus there is access to a detached garage at the rear. Early viewings are highly recommended on this beautifully presented home. The property is Freehold.



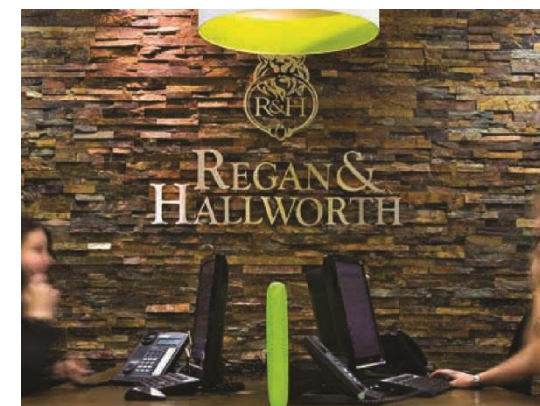


TOTAL FLOOR AREA : 1260 sq.ft. (117.1 sq.m.) approx.

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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