

FOR SALE

313, Spring Road, Orrell, WN5 0JJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
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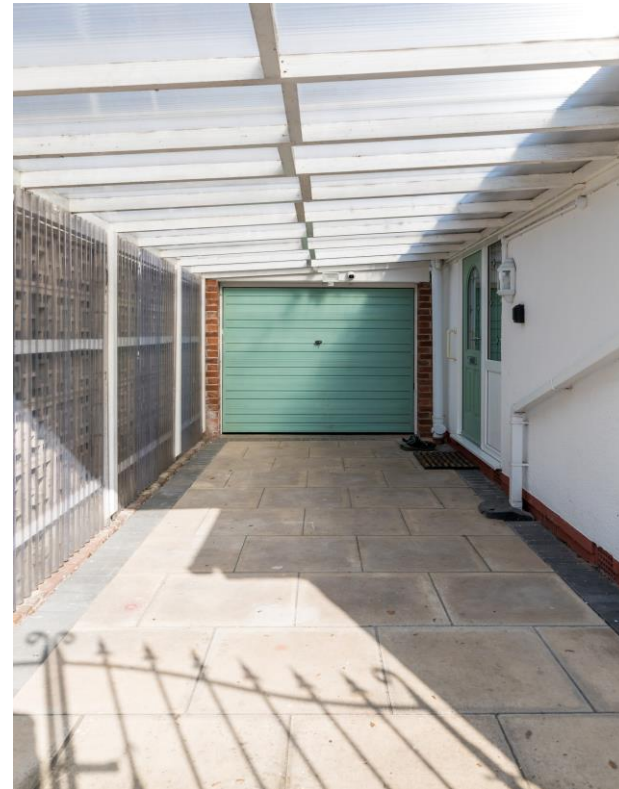
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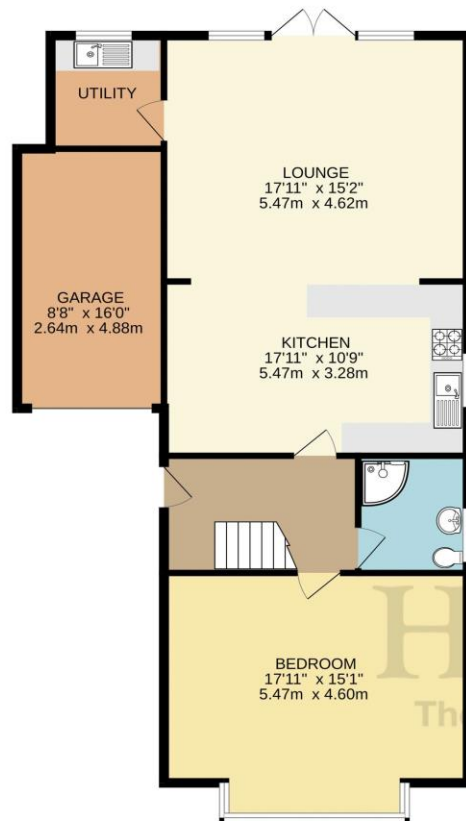
Spacious detached chalet bungalow with contemporary modern design.



- Extended detached chalet bungalow
- Contemporary modern design
- Stunning open plan design
- Living & dining kitchen
- Full range of integrated appliances
- 2 x garages & utility room
- 3 bedrooms / 2 bathrooms
- 1684 SQ.FT.

This impeccably presented detached home exudes luxury throughout and boasts a stunning open-plan rear extension. At its heart lies a sleek and sophisticated living and dining kitchen, perfectly blending contemporary design with functionality complete with integrated appliances and peninsula island/breakfast bar perfect for entertaining. Situated in a popular area close to local amenities and excellent schools this property has a flexible layout that will suit a wide range of buyers from families looking for a detached house with a large kitchen and garden to even downsizers needing a ground floor bedroom and bathroom with plenty of space to entertain and accommodate guests. Entering the property on the side (common feature of this type of house) you go under a car port and via CCTV for added security into a centrally located hallway. To the front there is a lounge or master bedroom with a adjoining bathroom whilst to the rear you have the big kitchen diner which has been opened up into the substantial ground floor extension providing a spacious family room with feature fireplace and French doors to rear garden plus a separate utility room. Upstairs there are two double sized bedrooms with good storage and another bathroom. Both bathrooms have been recently updated and converted into stylish shower rooms for easy access and convenience. Outside there is ample off road parking on the driveway which leads to an attached garage whilst accessed via a communal road to the side of property is another detached garage and useful storage. The rear garden has been landscaped with a lawn and two patio areas that are not directly overlooked. There is another garden shed in the rear garden.





TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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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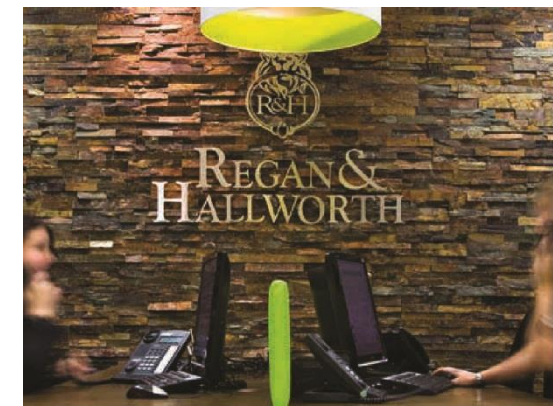
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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