

**FOR SALE**

4, Thames Drive, Orrell, WN5 8NS





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*Extended on a generous south facing plot, this impressive bungalow is a must view!*



- Extended true bungalow
- Wide plot & south facing gardens
- Two reception rooms
- Ample off road parking
- Large detached garage
- Three bedrooms
- Gas central heating / Double glazing
- 1121 SQ.FT.

Tucked away on a peaceful street within the heart of a prestigious and highly sought-after residential area, this exceptional, larger-than-average, three-bedroom true bungalow is an opportunity not to be missed. Perfectly positioned just a short stroll from Orrell's vibrant centre, the property enjoys an enviable location, combining tranquillity with convenience.

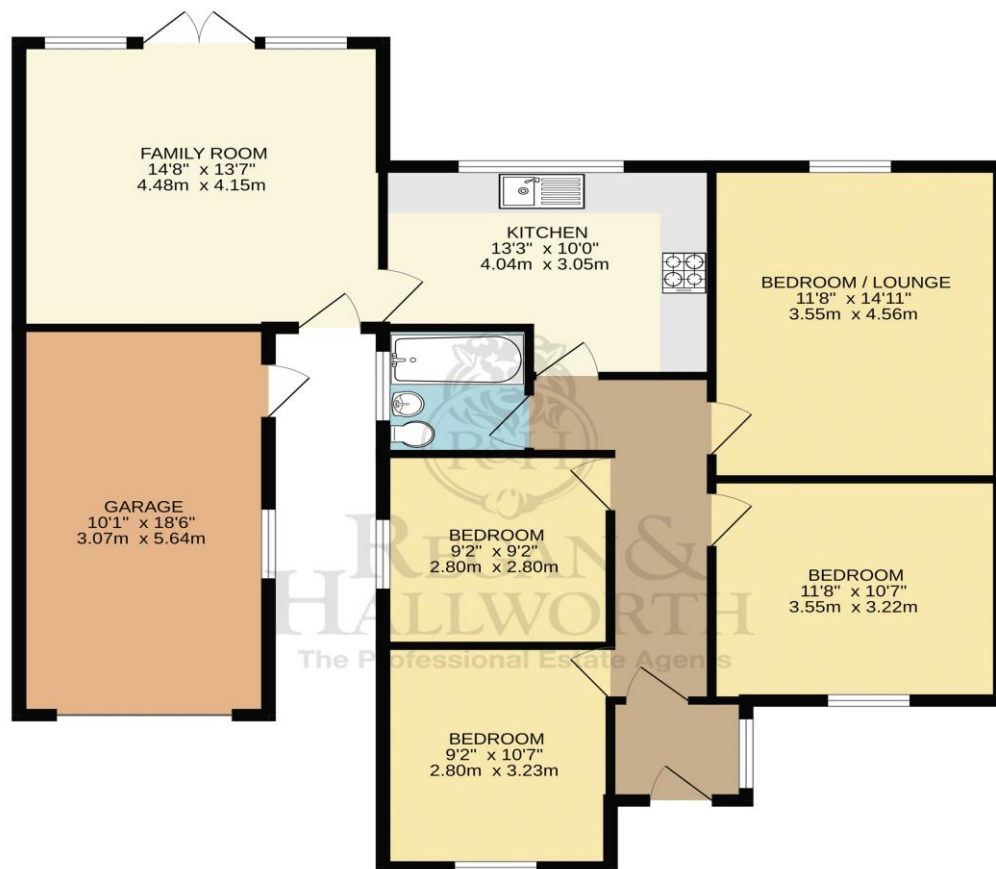
Sitting on a substantial plot, it features beautifully maintained gardens on three sides, with delightful south-facing aspects that are sure to capture the hearts of any prospective buyers whilst the layout has been thoughtfully and expertly extended to fully capitalise on its prime plot. A large new living room plus a brick-built garage complements the expansion, resulting in a significantly larger footprint than is typically found within the estate. For those seeking single-level living with spacious and accessible accommodation, this property ticks all the boxes. One of the most distinctive features of this home is the rarity of its configuration in this area. Boasting three well-proportioned bedrooms alongside two generously sized reception rooms, this property offers exceptional versatility for a range of living arrangements. The layout has been meticulously reimagined to situate the primary living spaces at the rear of the home. This thoughtful design maximizes the enjoyment of the south-facing orientation and provides seamless access to the gardens, which, despite the extensions, remain impressively large and remarkably private, with no direct overlooking.

Situated on Thames Drive, this property offers unparalleled convenience. Residents can easily access Orrell's array of amenities, public transport links, and town centre offerings. Furthermore, its proximity to major motorway networks ensures effortless connectivity for commuters and travelers alike. This is a home where charm, practicality, and location harmoniously come together, promising a lifestyle of both comfort and convenience.









TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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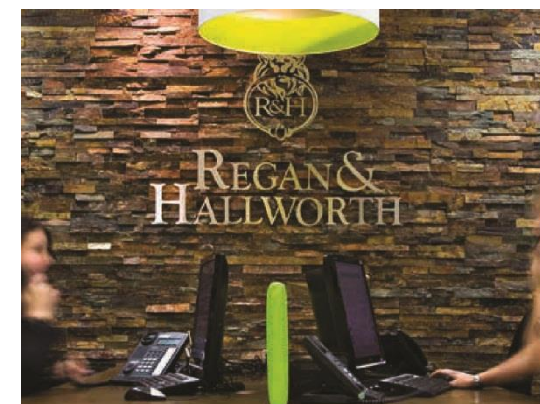
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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