

44 , Park Road, Orrell , WN5 8HX



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Spacious mid terrace home offering almost 900 SQFT & available with no chain delay.

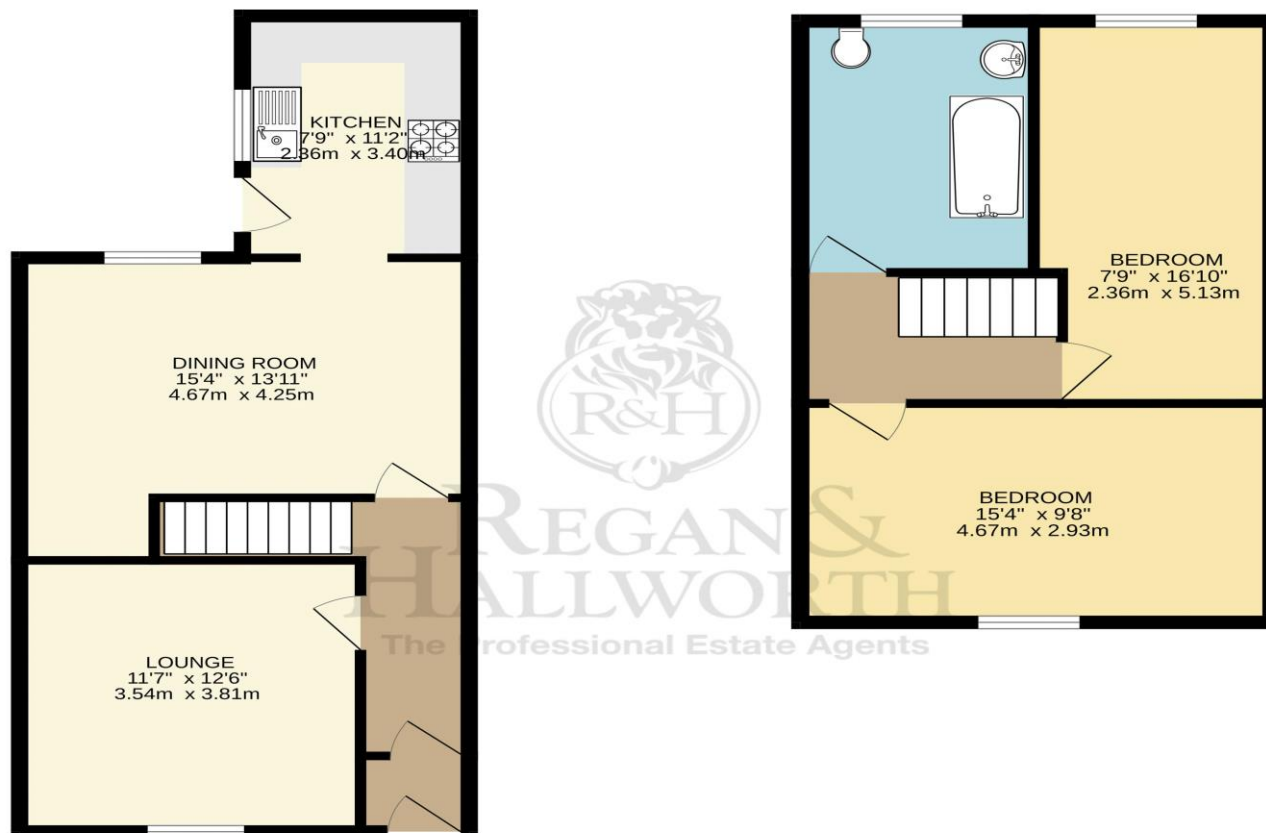


- Spacious mid terrace home
- Extended to the rear
- Ideal starter home / investment
- Available chain free
- 2 bedrooms / 2 reception rooms
- Brimming with potential
- Excellent value for money
- 896 SQFT

Located on a popular & quiet road in the sought after area of Orrell & offered to the market with the added incentive of no chain delay - this spacious & extended mid terrace property offers a generous 896 square feet of living space and must be viewed to be fully appreciated. Brimming with potential, the property would be the perfect purchase for any first time buyers looking for something to make their own or any investors seeking an addition to their portfolio. The property also offers easy access to the centre of Orrell itself & its range of amenities, shops, bars and cafes, plus train station & M6 / M58 motorway links. Internally the home is set across two floors and in brief comprises; a front lounge, a rear sitting room which leads into a fitted kitchen extension. Upstairs, there are two generously sized double bedrooms plus a bathroom. Externally there are terrace-style gardens to the front and rear, with the rear enjoying a pleasant tree-lined aspect. Viewings are highly recommended on this excellent terrace property. No chain delay.







TOTAL FLOOR AREA : 896 sq.ft. (83.3 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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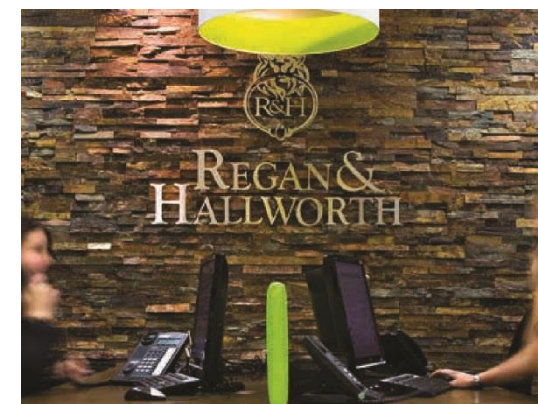
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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