

FOR SALE

6, Irwell Road, Orrell , WN5 8NX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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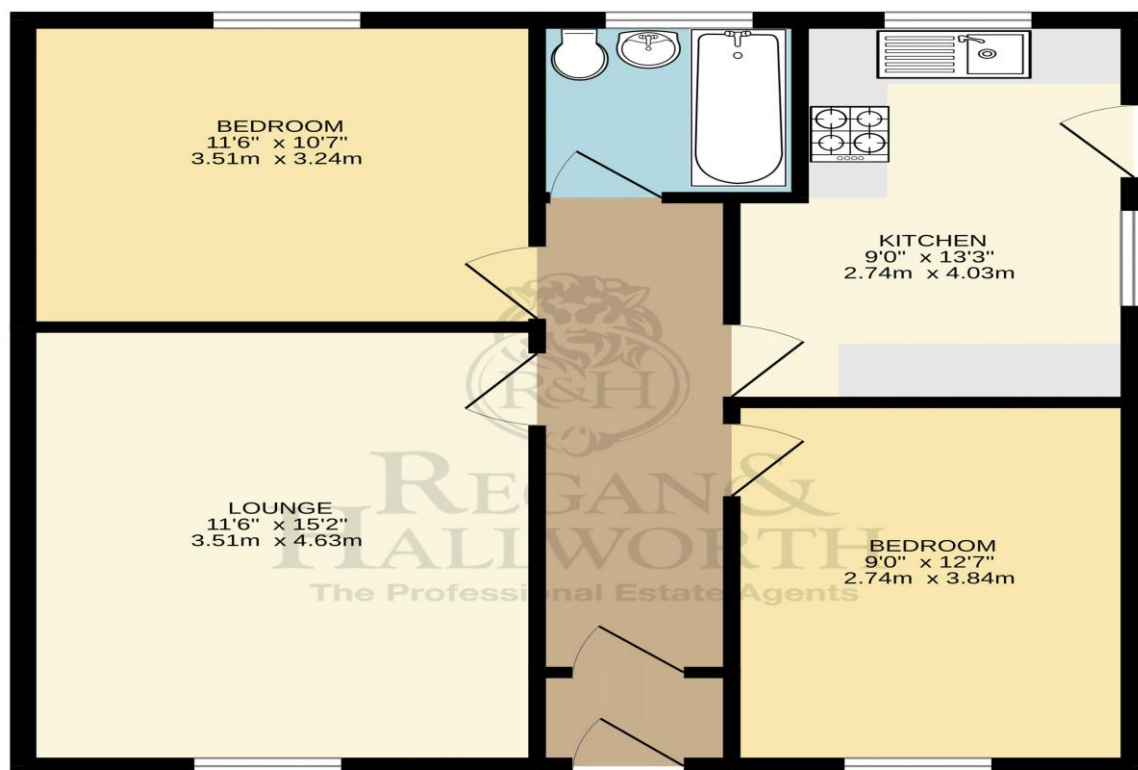
Outstanding two bed semi-detached true bungalow located in the ever popular area of Orrell.



- Spacious semi-detached true bungalow
- Two good sized double bedrooms
- Family bathroom / shower over bath
- SOLD WITH NO ONWARD CHAIN
- Great sized reception room
- Modern fitted kitchen with cooker
- Large gardens and driveway
- 642 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this deceptively spacious two bed, semi-detached true bungalow. Irwell Road is located in the ever-popular area of Orrell, close to a range of local amenities, public transport links and the M6 and M58 motorway networks. Internally the property has been finished to an excellent standard throughout and in brief comprises of entrance hallway, large formal lounge / sitting room located to the front of the property with the first of two double bedrooms located to the side. To the rear of the property there is the master double bedroom with wardrobes, a modern fitted family bathroom comprising of wc, sink unit and bath with shower over and then a modern fitted kitchen offering a range of wall, base and drawer units. Externally the property has a low maintenance landscaped gardens with a large driveway located to the side. To the rear there is a large and private garden with excellent patio area and then a well-maintained lawn with shed at the rear. Internal inspection is highly recommended to truly appreciate the deceptive size, its excellent finish and its outstanding location.





TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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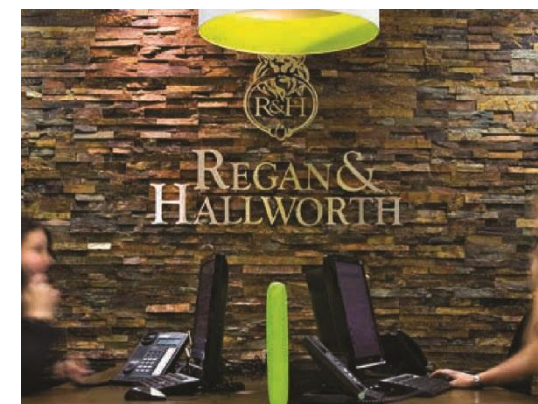
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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