

FOR SALE

12, Abbey Drive, Orrell, WN5 8RW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



12, Abbey Drive, Orrell, WN5 8RW

A spacious 1930s family home in a popular location & offering 1041 SQFT of space.



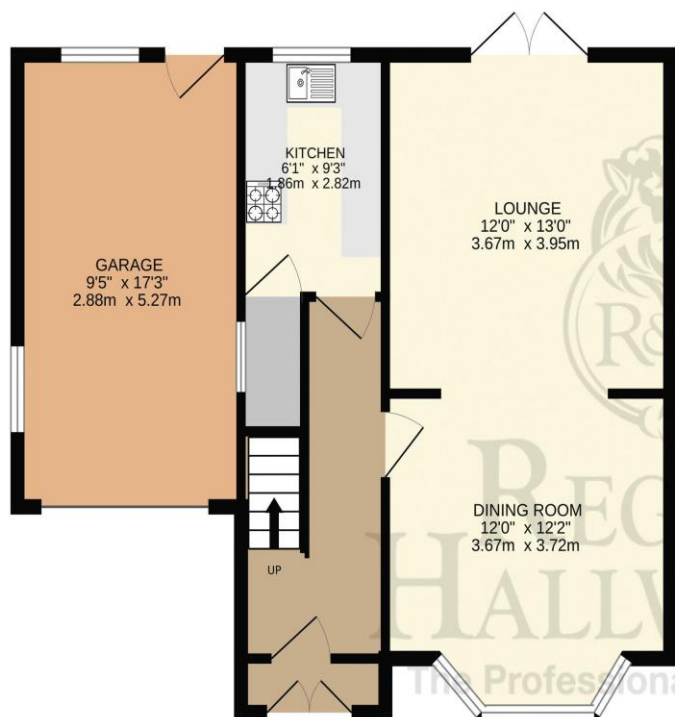
- Superb 1930s semi-detached
- Well presented
- New windows & boiler
- Driveway & attached garage
- 3 bedrooms / 2 reception rooms
- Replastered throughout
- Highly sought after setting
- 1041 SQ.FT

Offering beautiful internal presentation throughout, this superb 1930s semi-detached home would be perfect for a growing family or possibly anyone looking to downsize into a property they can simply move straight into. Various recent upgrades have been undertaken here by the owners, with all the Upvc windows replaced, a highly efficient gas central heating boiler installed & the home replastered throughout. The living space has also been completely redecorated & new floorings laid. In brief the home comprises; a main entrance hallway with feature panelled wall, a modern fitted kitchen, spacious remodelled dining room with pretty bay window & exposed brick chimney / open plan lounge with French Doors leading out onto the rear garden. Upstairs there are three bedrooms and a stunning family bathroom suite. Externally there is a pretty, landscaped rear garden which enjoys lots of sun & privacy. There is a large decked patio area plus a low maintenance synthetic lawn too. To the front is a generous driveway for ample off road parking plus access to the attached garage. Located in the heart of Orrell, Abbey Drive rests close to many local amenities including some highly regarded schools, bars, restaurants, independent shops, dentist and doctors surgery and water park. Early viewings are highly recommended on this superb family home.

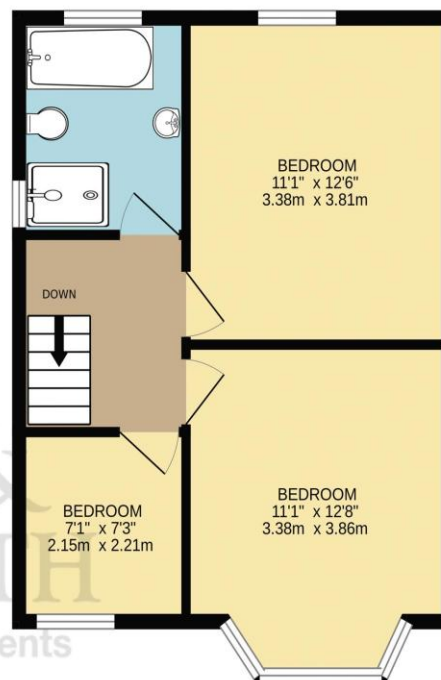




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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.

Made with Metropix ©2024



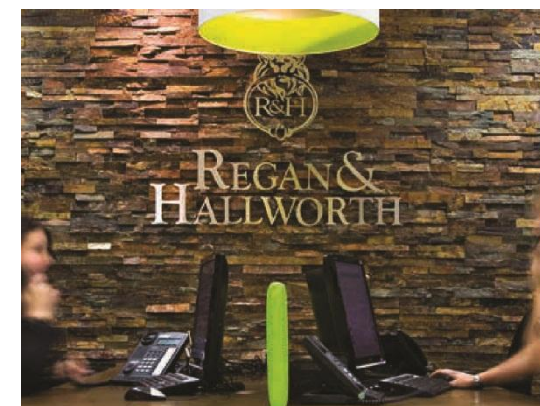
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com