

**FOR SALE**

149, Moor Road, Orrell, WN5 8SJ

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





149, Moor Road, Orrell, WN5 8SJ

*Exciting Renovation Opportunity – Detached Red Brick Bungalow in heart of Orrell Village.*



- Traditional 1930's detached bungalow
- Spacious rooms with high ceilings
- 5 mins walk to village centre
- Gas central heating / Double glazing
- Full-width extension to rear
- Excellent refurbishment potential
- Two bedrooms / Two bathrooms
- 1011 SQ.FT. / Freehold / No chain

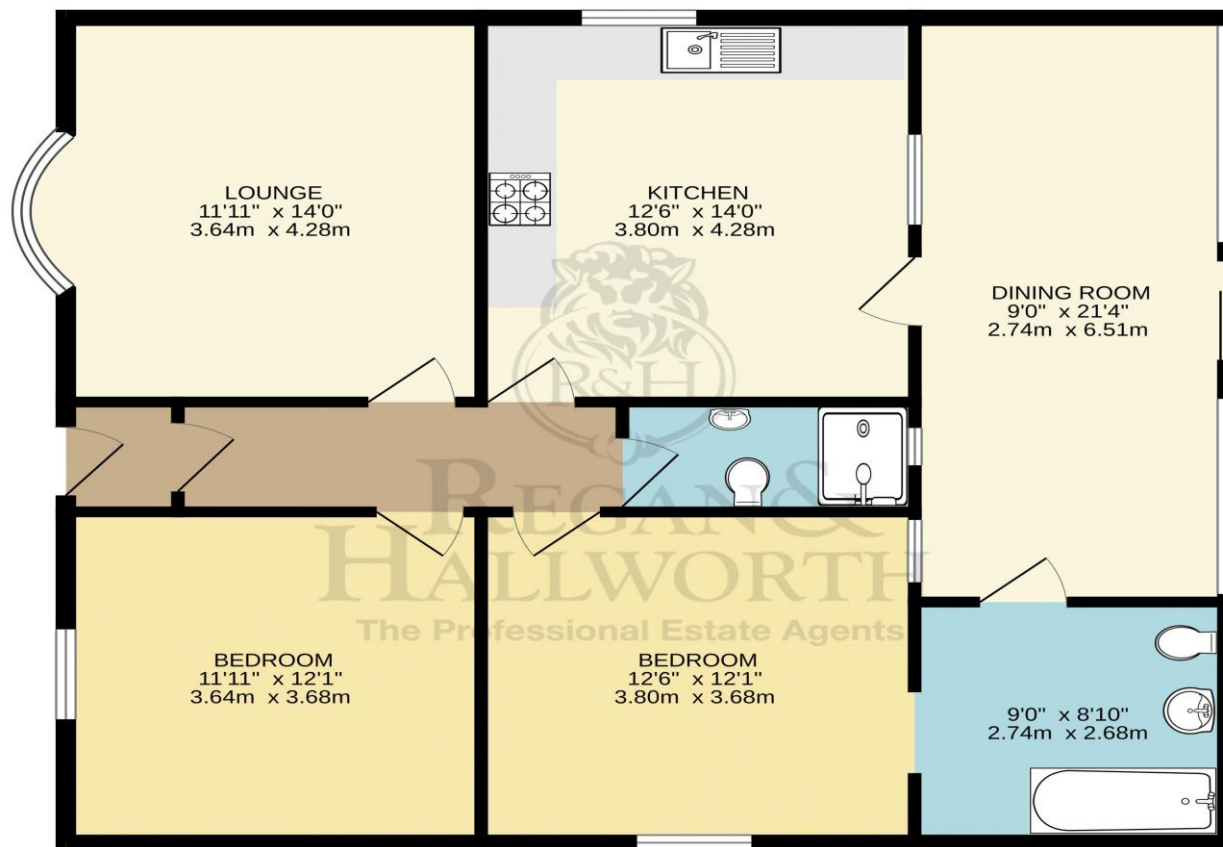
We are pleased to present this fantastic opportunity to acquire a generously proportioned, traditionally built detached bungalow, offered for sale at a highly competitive asking price. This charming red brick property is ideally situated just a short five-minute walk from the heart of Orrell village, where you'll find a wide range of local amenities, shops, and excellent transport links including nearby rail and motorway connections. This spacious bungalow has been extended to the rear and boasts an appealing layout with high ceilings, offering a sense of openness and potential throughout. It represents an ideal project for buyers seeking to renovate and modernise a home to their own taste, with substantial scope to add value. Key Features include generous accommodation with well-sized rooms throughout, providing ample living space and flexibility in layout. A desirable location, positioned in a sought-after area within close proximity to local schools, amenities, and commuter links. Double Glazing with uPVC double-glazed windows fitted to the front and side elevations. A mature rear garden offering outdoor space and privacy, plus two separate driveways and block-paved frontage providing space for multiple vehicles. It is gas centrally heated, however, the boiler requires replacement. A modern RCD consumer unit is installed, but further electrical updating is advisable. The property offers excellent scope for refurbishment and development, presenting a strong opportunity for capital growth. With comprehensive modernisation, we anticipate a potential end value in the region of £250,000 to £275,000. Please note: prospective purchasers are strongly advised to commission a full survey and seek independent advice regarding the property's condition and market value prior to entering into any contractual agreement.







**GROUND FLOOR**  
1011 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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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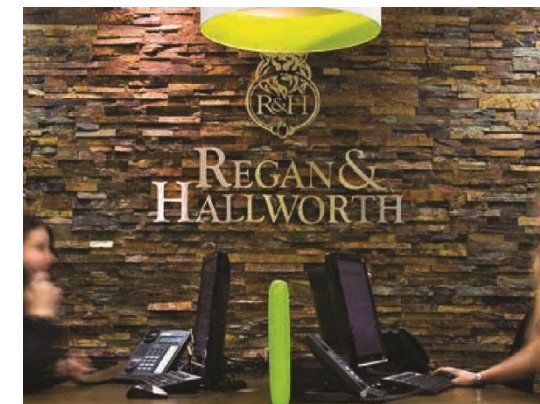
**rightmove**

**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.



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