

FOR SALE

70, Collisdene Road, Orrell, WN5 8RL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



70, Collisdene Road, Orrell, WN5 8RL

Stunning detached home with wonderful open views and superb garden office.

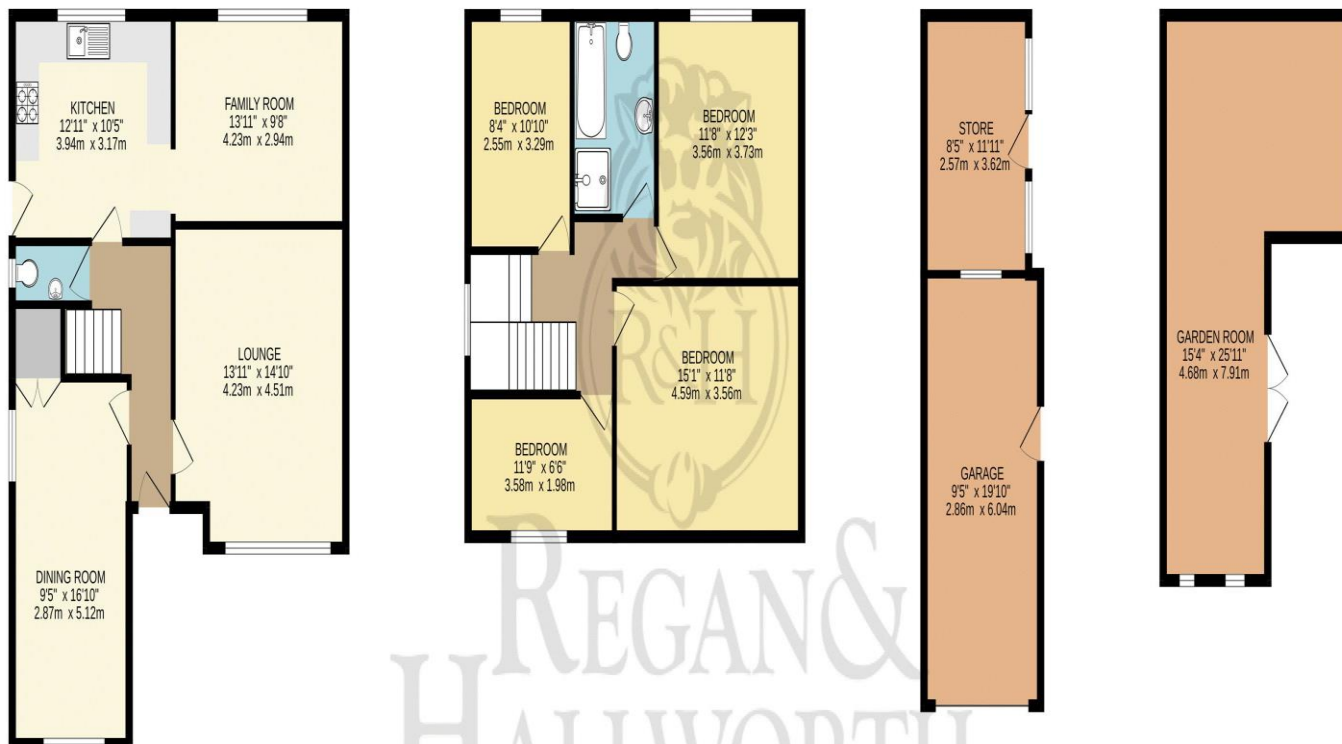


- Stunning detached family home
- Superbly presented throughout
- Wonderful open views to the rear
- Unique detached garden room
- 4 bedrooms / 3 reception rooms
- Quiet, cul-de-sac position
- Substantial overall plot
- 1945 SQFT

Enviably positioned right in the very corner of Collisdene Road, in what is comfortably the cul-de-sac's best spot, with a very generous overall plot & wonderful open views across farmland to the rear - this stunning & very deceptive detached family home boasts a substantial 1945 square feet of living space and simply must be viewed to be fully appreciated. Bought by the current owners just under 4 years ago, the home has undergone a full scheme of renovation throughout, resulting in a property that would be ideal for any growing families seeking a turn-key home they can simply move straight into. The property is arranged across two floors and in brief comprises; a main entrance hallway with wc / cloaks, beautiful front lounge with sleek media wall, a lovely dining room plus a rear sitting room and fitted kitchen. Upstairs there are four well proportioned bedrooms plus a sleek, high spec 4-piece family bathroom suite. Externally the gardens & plot here are significant selling feature of the property. Both the front and rear have been superbly landscaped with the front boasting a quality & extensive block-paved driveway, new gates & a car-port down one side of the house with access to a detached garage. The rear garden is particularly large and enjoys a south-westerly aspect & takes in wonderful open views over farmers fields. There is a large patio area for sitting out plus a really impressive bespoke detached garden office, which alone is larger than the size of a double garage & could be utilised for a range of uses such as home working / studio / bar or gym. Currently it is used as a trendy bar / lounge. Early inspection is highly recommended to appreciate the size & quality of home on offer.







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TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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.
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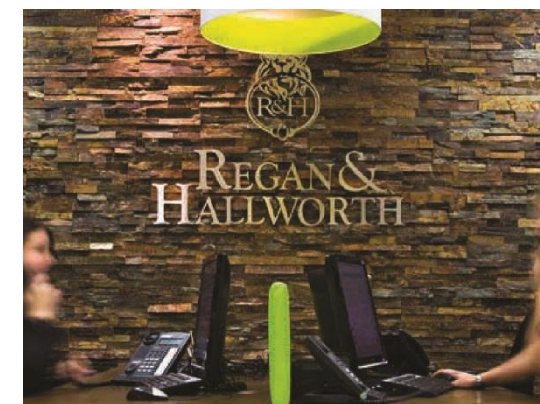
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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