

**FOR SALE**

10, Majestic Mews, Orrell, WN5 8UU

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

ESTD  
1996





## 10, Majestic Mews, Orrell, WN5 8UU

*Impressive upper floor apartment with 2 double bedrooms and a large 23ft garage.*

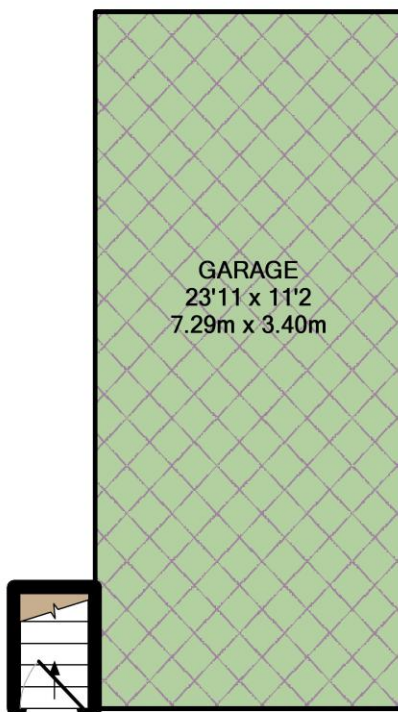


- Smart, upper floor apartment
- Modern fitted kitchen
- Central village location
- Ideal investment opportunity
- 2 double bedrooms
- Quiet, little development
- Large 23ft garage
- 573 SQFT

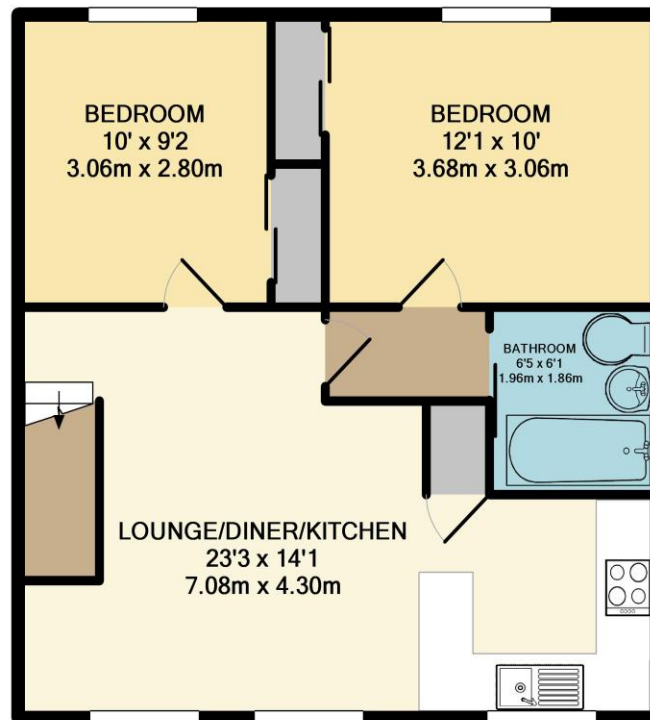
IDEAL INVESTMENT OPPORTUNITY. Now available for sale and offered with a TENANT IN SITU. Enviably positioned right in the heart of Orrell & just a stone's throw to the village's various shops, amenities & post office, plus Orrell Train Station & the picturesque water park - this spacious, open plan, upper floor apartment boasts superb, low maintenance living & early viewings are highly recommended. Majestic Mews is a fantastic, quiet gem of a location that comprises just a handful of these contemporary properties. What marks Number 10 Majestic Mews out from the competition, is not just its light, contemporary finish - but its large detached garage. The finish internally is superb & because of being an upper floor, the property has its own loft space (which could be boarded to create useful additional storage). The apartment in brief comprises a spacious open plan design that lets in lots of natural light. The lounge incorporates the modern fitted kitchen, there are two double bedrooms (both of which benefit from fitted wardrobes) plus there is a modern principal bathroom suite. Externally, the garage is a substantial 23ft in length & provides useful storage / secure off road parking. Early viewings are essential.







GROUND FLOOR  
APPROX. FLOOR  
AREA 12 SQ.FT.  
(1.1 SQ.M.)



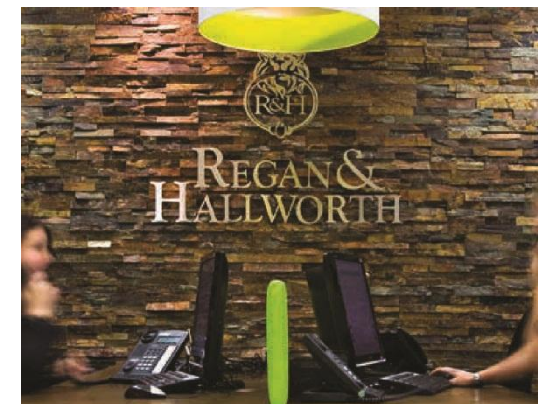
1ST FLOOR  
APPROX. FLOOR  
AREA 561 SQ.FT.  
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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