

96, Prescott Lane, Orrell, WN5 0HT



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Lovely 1930s townhouse with large rear garden & no chain delay.



- Lovely 1930s townhouse
- Ideal starter home
- Popular location
- No chain delay
- 3 bedrooms / 2 reception rooms
- Generous rear garden
- Close to shops / motorway links
- 831 SQFT

Located along the hugely popular Prescott Lane in Orrell & fully available with the additional benefit of no chain delay - this traditional 1930s townhouse would be ideal for any first time buyers / young families looking to get onto the property ladder.

Boasting the unique feature of a notably large rear garden with a sunny westerly aspect, internal inspection is absolutely essential and will reveal 831 square feet of living space which benefits from a rear extension & in brief comprises of: an entrance hallway, main lounge lounge with a feature, a rear dining room & ground floor bathroom, plus a modern fitted kitchen extension. Upstairs there are three good sized bedrooms.

Externally the rear plot here is a key feature of the home - notably spacious & boasting a sunny westerly aspect, the rear is mainly lawned with a large flagged patio area too. To the front is a low maintenance garden. Perfect for first time buyers this property is conveniently located for accessing the M6 & M58 motorway networks, local schools and the amenities of Pemberton Centre & Orrell too. Viewing is absolutely essential. No chain delay.







TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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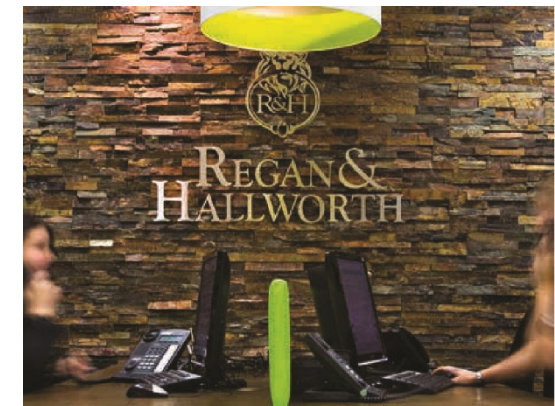
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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