

FOR SALE

58, Brook Lane, Orrell, WN5 8JG



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Substantial semi-detached family home totalling an astonishing 1945 SQFT of living space



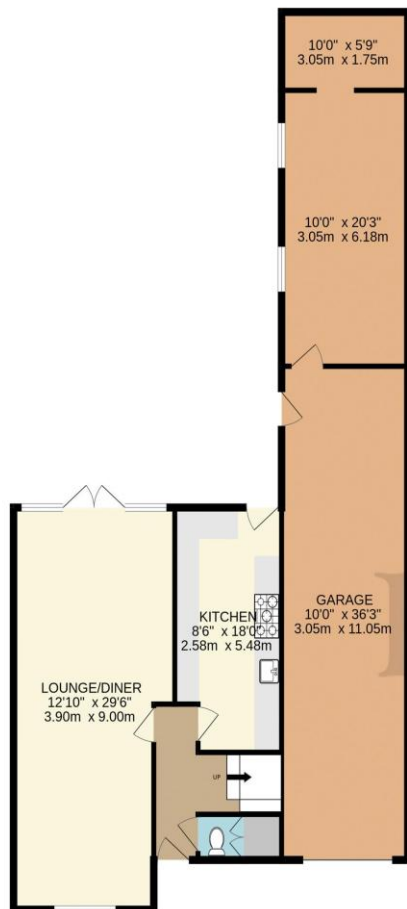
- Substantial semi-detached family home
- Astonishing amount of floorspace
- Quiet residential setting
- Available chain free
- 4 bedrooms / 1 reception room
- Larger dormer bedroom
- Generous garage / store
- TOTAL SQFT 1945

Enviably located at the top end of Brook Lane in a lovely quiet setting & offered to the market with the added benefit of no chain delay - this impressive & generously sized 1950s semi-detached family home is brimming with kerb appeal and early viewings are highly recommended. Ideal then for any clients seeking a spacious family property, the home provides an astonishing 1945 square feet of living space, (including a particularly large garage) making it larger than most 4 / 5 bed detached homes. Internally, the property is set across two floors with a full loft dormer extension (plus our clients have planning permission to extend further over the garage should buyers wish) & in brief comprises; a main entrance hallway with wc / cloaks, a very sizeable 29ft main lounge plus a modern fitted kitchen which is 4 / 5 yrs old and finished with quartz worktops & a range of integrated appliances. Upstairs, there are three bedrooms plus a modern bathroom to the first floor plus a large master suite to the top floor with en-suite too. Externally, there are gardens to both the front and rear, with the rear garden being mature & private. To the front is a spacious driveway with access to the attached garage (which itself is as large as some bungalows & could be utilised for a number of uses). Locally, highly acclaimed schools are all within easy reach, as are the area's numerous shops, amenities, pubs and M6 / M58 motorway links. Early viewings are essential. No chain delay.

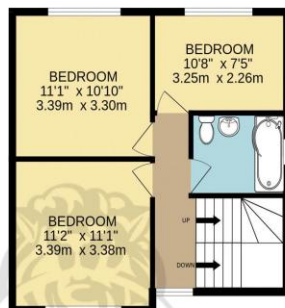




GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



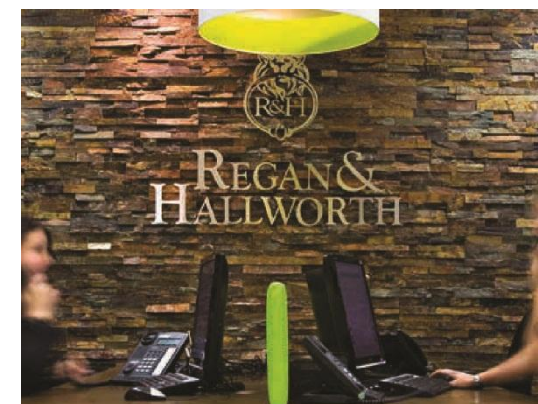
2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

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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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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