

FOR SALE

109, Latham Lane, Orrell , WN5 0JG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



109, Latham Lane, Orrell , WN5 0JG

Exceptional detached family home offering versatile accommodation and countryside views.



- Exceptional detached family home
- Modern fitted kitchen with appliances
- Four / five great sized bedrooms
- Close to schools and amenities
- Spacious and versatile accommodation
- Three modern fitted family bathrooms
- Large gardens / driveway / garage
- 1941 SQ. FT.

An impressive, very versatile home set back from the road behind private electric gates and surrounded by some of Lancashire's most stunning countryside along with being close to a range of outstanding schools for all ages, great public transport links, local amenities and the M6 and M58 motorway networks. This truly outstanding home would make an ideal family base given its four / five bedrooms or even a superb alternative for the buyer looking for a bungalow.

The accommodation and layout of this home really could future proof the growing family with the versatility for the future. In brief, the accommodation comprises of an entrance hallway, large formal lounge / sitting room / bedroom with doors leading out onto the rear patio, modern fitted family bathroom comprising of wc, sink unit, bath and shower unit, second large reception room / play room / bedroom, modern fitted kitchen / dining room with the kitchen offering a range of wall, base and drawer units along with space for a table, access into the integral garage and then a large family room to the rear with bi-folding doors that lead out onto the rear patio and gardens. Up on the first floor there is a double master bedroom with en-suite shower room and breath-taking views to the front and rear, two more good sized double bedrooms again benefiting from open countryside views and a modern fitted family shower room.

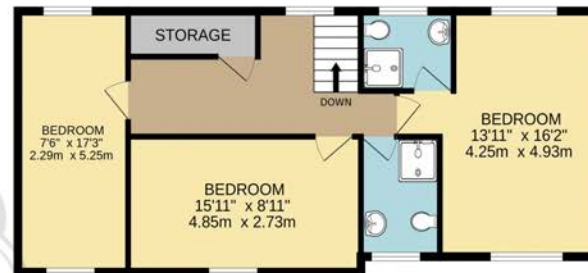
Externally to the front Latham Lane has a walled and electric gated entrance leading to a driveway and integral garage. To the rear there is a large patio area ideal for the summer bbq then a large and well-maintained lawn which leads down to open fields. Internal inspection is highly recommended to truly appreciate the properties versatile accommodation, its excellent size and its truly outstanding location.



GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1941 sq.ft. (180.3 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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