

**FOR SALE**

17, Winchester Close, Orrell, WN5 8PA





## 17, Winchester Close, Orrell, WN5 8PA

*Competitively priced semi-detached home in quiet cul-de-sac setting & no onward chain.*



- Semi-detached home
- Brimming with potential
- Quiet residential cul-de-sac
- No chain delay
- 2 beds / 2 reception rooms
- Competitively priced
- Close to amenities / schools
- 1085 SQFT

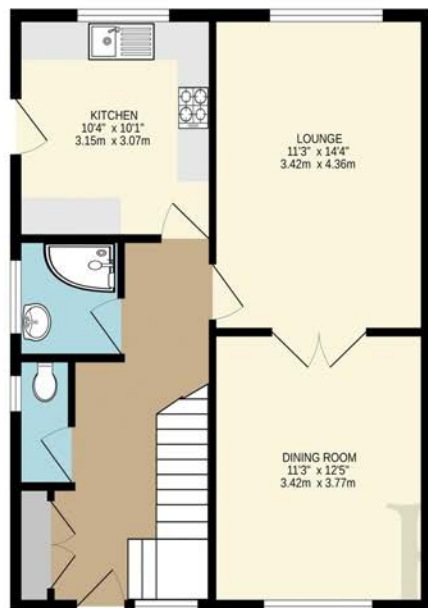
Tucked away in a peaceful little cul-de-sac in the heart of Orrell, this competitively priced semi-detached home offers an excellent opportunity for buyers looking to modernise and create a home to their own tastes. Positioned toward the bottom of the pretty Winchester close within a spacious plot with gardens to the front and rear, the property is offered to the market with no onward chain, making it ideal for a range of purchasers, from first-time buyers getting onto the property ladder, to investors or potentially anyone looking to downsize.

Internally, the accommodation is set across two floors & comprises in brief of; an entrance hallway with wc & ground floor principal shower room, a spacious main lounge & rear sitting room plus a fitted kitchen (with the potential to be knocked through creating a more contemporary open plan design). Upstairs provides two double bedrooms.

Externally the home has gardens to the front & rear, with a driveway for off road parking & a detached garage. Located a stone's throw from Orrell's popular amenities, excellent schools, and with easy access to the M6 / M58 motorway links, this home delivers on both potential and position. Early viewings are recommended – properties in this location rarely stay on the market for long. No chain delay.







REGAN & HALLWORTH  
The Professional Estate Agents

TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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.  
Made with Metropix ©2025



**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

rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com