

FOR SALE

2A, Bank Avenue, Orrell, WN5 8TY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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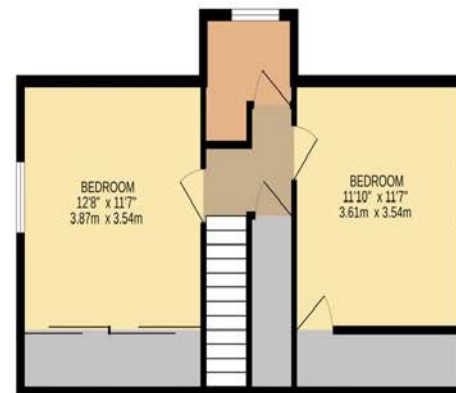
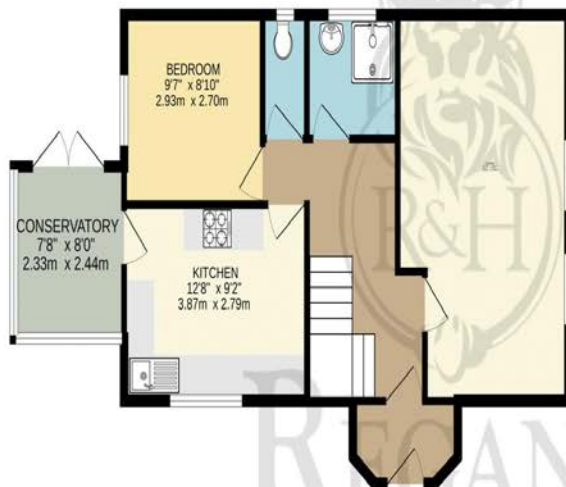
- Prestigious & highly desirable location
- No chain delay & Freehold
- Ground-floor bed, shower room & WC
- Kitchen diner & adjoining conservatory
- Large plot with wrap-around gardens
- Detached garage & off road parking
- Two 1st floor bedrooms & nursery/office
- 1253 SQ.FT.

Occupying an extensive eye-catching plot on the corner of the highly sought Bank Avenue and St James Road, this charming individually designed and built three-bedroom detached home has never been on the open market before and exudes warmth and care throughout. Situated in one of the area's most desirable locations it is ideally situated for everyday convenience. Suitable for a wide range of buyers - families will appreciate the close proximity to highly regarded primary and secondary schools and it lies just moments from Orrell High Street with its wide range of amenities, excellent transport links via nearby train station to Manchester & Liverpool, and easy access to the M6 motorway network. The spacious and versatile layout features a bright lounge, kitchen with dining space, conservatory overlooking the gardens, ground-floor bedroom, shower room, separate WC, and two first-floor bedrooms plus a office/nursery.

Occupying an enviable end plot, it enjoys beautifully landscaped wrap-around gardens that extend behind the detached garage—offering a peaceful outdoor haven perfect for relaxing or entertaining whilst also providing scope/potential for extensions subject to necessary planning approval. This superb home combines generous living space, a prime location, and beautiful outdoor surroundings, making it a perfect choice for families or those seeking a quiet and convenient setting. An opportunity not to be missed.







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TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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