

FOR SALE

384, Gathurst Road, Orrell , WN5 0LH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



384, Gathurst Road, Orrell , WN5 0LH

Superb two bed mid-terrace cottage with open countryside aspects to the front.



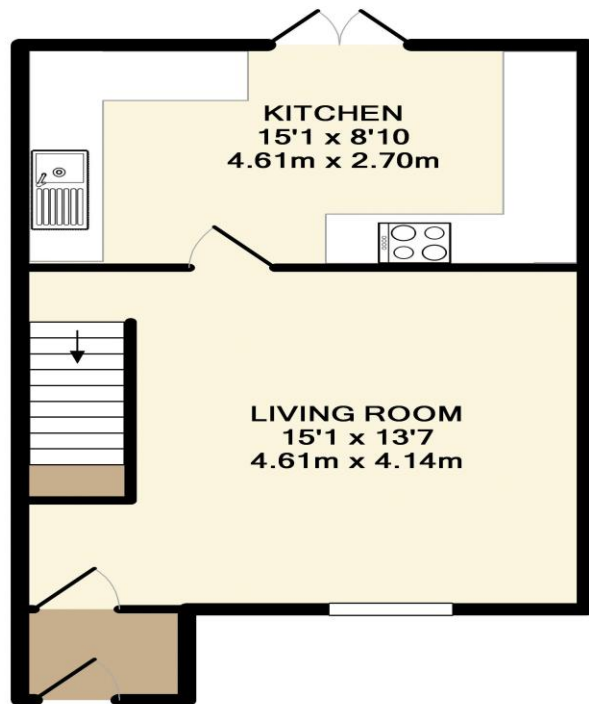
- Stunning mid-terrace cottage
- Open plan kitchen / breakfast room
- Bathroom / shower over bath
- Close to schools and transport links
- Spacious lounge with log burner
- Two good sized bedrooms
- Front and rear yard style gardens
- 695 SQ. FT.

Now available for sale and located along the ever-popular Gathurst Road in Orrell is this charming, garden fronted cottage with open aspect views across fields to the front. The property dates back to the 1820s so is packed full of character and original features along with a modern and contemporary twist. Situated close to amenities, schools, country walks and motorway networks makes this property appeal to all.

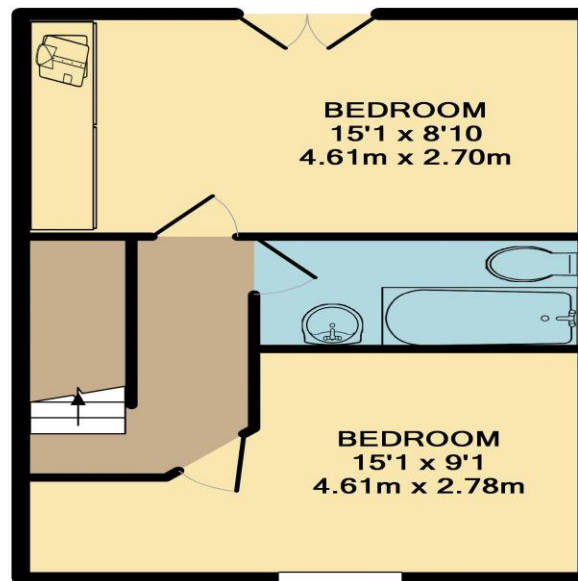
In brief the property comprises a front porch, formal lounge / sitting room located to the front with a stunning feature log burning stove, open plan kitchen / dining room located to the rear with breakfast bar and then double patio doors leading out onto the rear gardens. On the first floor there are two good sized bedrooms with the master benefitting from Juliette Balcony and feature vaulted ceiling and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over.

Externally, there is a good sized rear enclosed terrace style garden and then a yard, walled and gated front garden with on street parking. The property boasts easy access to the villages of Shevington and Orrell and is close to local shops, schools for all ages and is just a short drive to the M6 and M58 motorway network. Internal inspection is recommended to fully appreciate the properties size, internal finish and its outstanding location.





GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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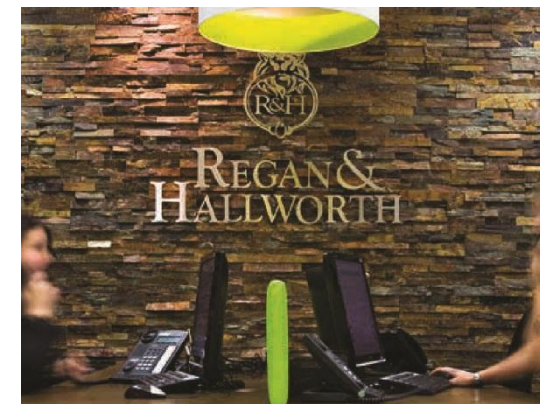
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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