

FOR SALE

1, Pilsley Close, Orrell, WN5 0JF

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



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Luxury, fully renovated detached true bungalow with prominent corner plot position.



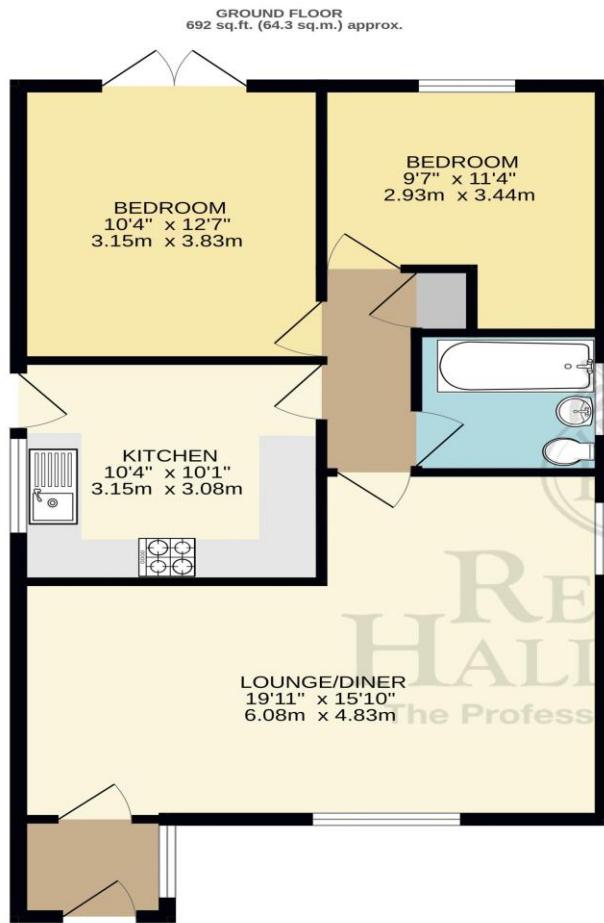
- Stunning detached true bungalow
- Extensively renovated throughout
- Quiet residential cul-de-sac
- Available chain free
- 2 bedrooms / open plan layout
- Impeccably presented
- Lovely corner position
- 874 SQFT

This stunning detached true bungalow has been extensively renovated throughout, offering turnkey accommodation that will particularly appeal to retired or downsizing clients seeking a low-maintenance home in a peaceful setting. The current owners have undertaken a comprehensive programme of works both internally and externally, ensuring the property is presented to an exceptional standard. Internally, the bungalow benefits from a full re-plaster, all new internal doors, skirting boards and architraves, updated floor coverings throughout, and a completely renewed heating system, including new pipework, radiators and a modern boiler installed approximately two years ago. The accommodation centres around a generous open-plan lounge diner area, flooded with natural light and providing a versatile living and entertaining space. The accommodation is completed by two well-proportioned bedrooms, along with a sleek, modern fitted kitchen which comes complete with a range of quality integrated appliances & a stylish contemporary bathroom, both finished to a high standard with modern fixtures and fittings. Externally, the property enjoys excellent kerb appeal, enhanced by a freshly rendered façade and attractive landscaping. The gardens wrap around the property, with a private south-facing rear garden providing an ideal space for outdoor seating and relaxation. A driveway and detached garage, positioned to the rear, provide ample off-road parking and storage. Offered for sale with no onward chain, this superb bungalow combines modern living with a tranquil location and early viewing is highly recommended to appreciate the quality and finish on offer. No chain delay.

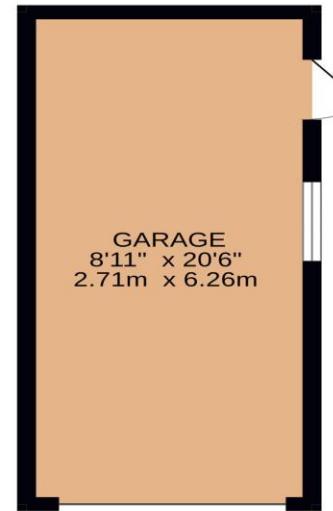




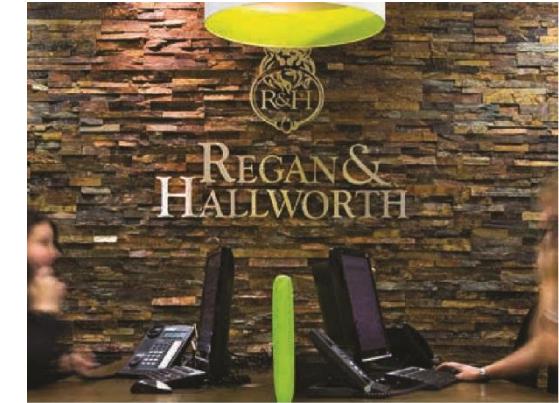
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GARAGE
182 sq.ft. (16.9 sq.m.) approx.



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.



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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com