



## 1a, Kershaw Street, Orrell, WN5 0AW

Well presented detached true bungalow offered to the market with no chain delay.



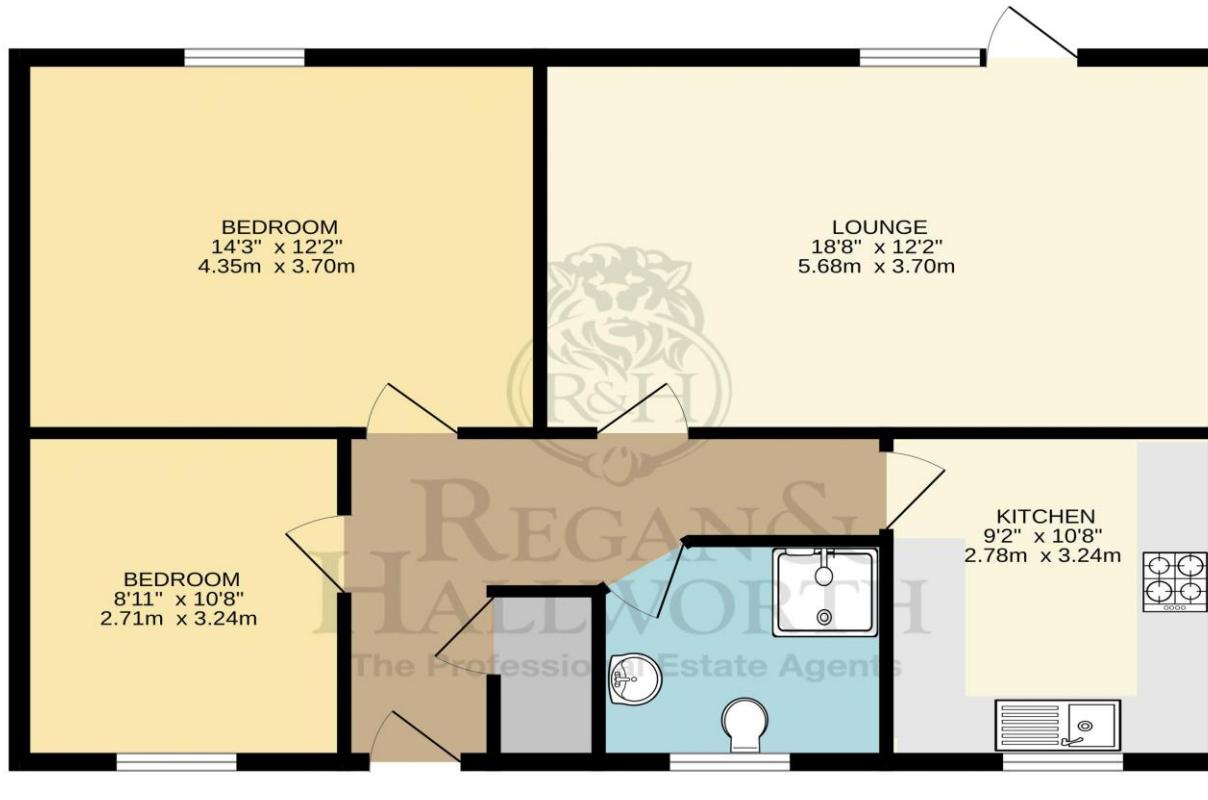
- Detached true bungalow
- Perfect for retired clients
- Off road parking
- Available chain free
- 2 bedrooms / 1 reception rooms
- Modern fitted kitchen & bathroom
- Close to shops / amenities
- 749 SQFT

Offered to the market with the added benefit of no onward chain, this well appointed detached true bungalow presents an excellent opportunity for those seeking comfortable, single-level living in a convenient and well-established location close to various shops, amenities & transport links. The property is ideal for any retired clients looking to possibly downsize and has benefited from a number of quality improvements in recent years, allowing any incoming purchaser to move straight in with minimal fuss. Internally, the accommodation briefly comprises; a welcoming hallway, a well-proportioned lounge featuring a newly installed fireplace and new external door providing direct access onto the rear garden, a modern & notably impressive newly fitted kitchen, two bedrooms and a recently installed contemporary wet room. Further upgrades include new external doors along with replacement fascias, soffits and guttering, enhancing both the appearance and long-term durability of the home. Externally, the bungalow enjoys off-road parking and a private rear garden, which is enclosed with new fencing, providing a pleasant and secure outdoor space. Ideally located close to local amenities, shops and transport links, this well-maintained bungalow offers both convenience and comfort. Offered for sale with no chain delay, early viewing is highly recommended to appreciate all that this lovely home has to offer.





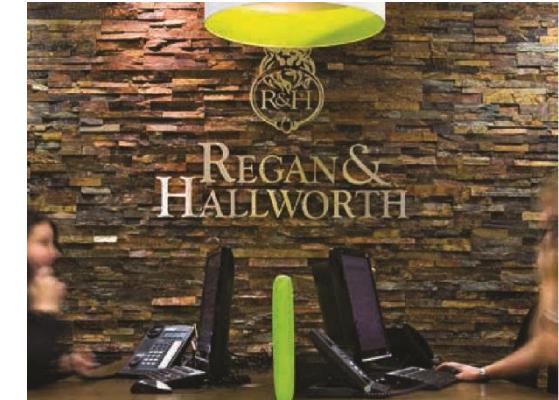
**REGAN &  
HALLWORTH**  
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**TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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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