

**FOR SALE**

57, Greenford Close, Orrell, WN5 8RH

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

ESTD  
1996



## 57, Greenford Close, Orrell, WN5 8RH

*Impressive semi-detached home occupying a substantial corner plot position*



- Impressive semi-detached home
- Ideal family home
- Substantial corner plot setting
- Available chain free
- 3 bedrooms / 2 reception rooms
- Quiet residential position
- Fantastic overall plot
- 1027 SQFT

Enviabley positioned on a beautiful and particularly spacious corner plot & offered to the market with the added benefit of no chain delay - this impressively sized & well appointed semi-detached family home totals a very sizeable 1027 square feet of living space & early viewings are highly recommended.

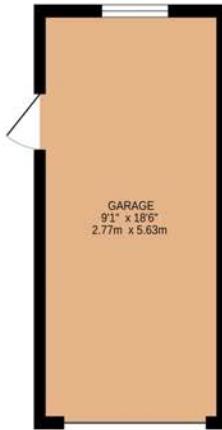
The property rests on one of the best plots on the close & would be ideal for a growing family in need of more room, or a client seeking something with the potential to extend without compromising on outdoor space. Internally the home is set across two floors & in brief comprises; a main entrance hallway with wc / cloaks, a rear dining room with French Doors that lead outside & a modern fitted kitchen with breakfast bar. Upstairs there are three good sized bedrooms plus there is a contemporary principal shower room

Externally the home rests on a generous corner plot with gardens that extend to the front, side & rear. The rear enjoys a sunny, westerly facing aspect, whilst to the rear there is also a large gated driveway which provides ample off road parking & leads through to a detached garage. The side garden is lawned plus walled & there are various patio areas for sitting out. Locally, Greenford Close is a lovely, quiet residential setting conveniently located in the heart of Orrell & within reach of the area's Outstanding Primary & Secondary Schools, plus just a short drive to the M6 & M58 motorway links. Early viewings are highly recommended. No chain delay.





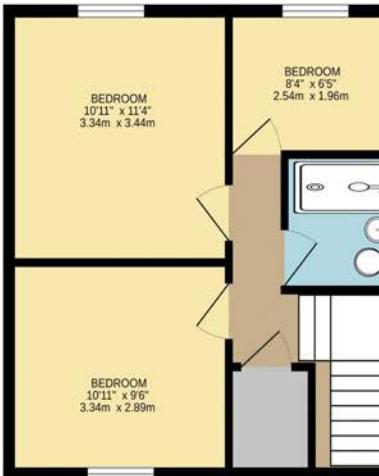
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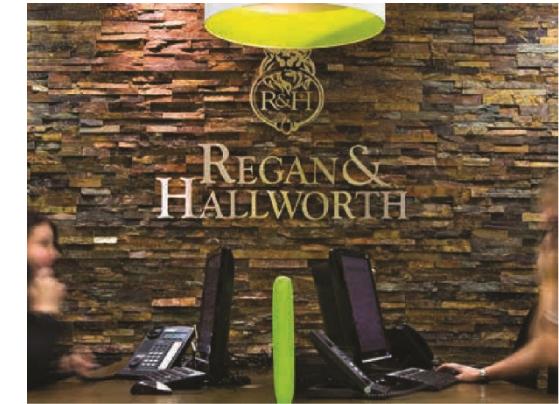
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**TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.**

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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