

FOR SALE

27, Naburn Drive, Orrell, WN5 8SB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
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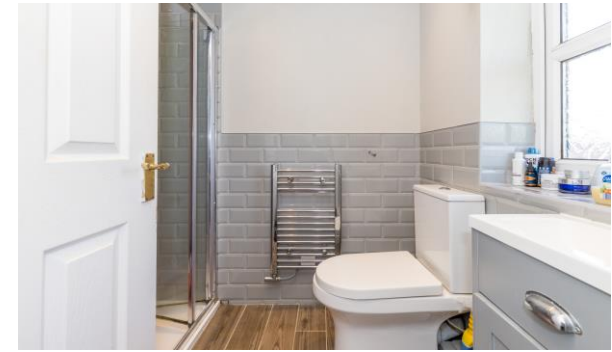
- Stylish 3 bed detached family home
- Peaceful cul-de-sac with open aspects
- Modern lounge with feature fire
- Contemporary open-plan kitchen
- Full-width conservatory with insulated roof
- Recently updated ensuite & family bathroom
- Private rear garden, driveway and garage
- 1072 SQ.FT.

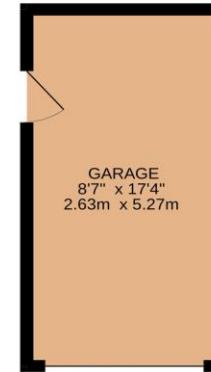
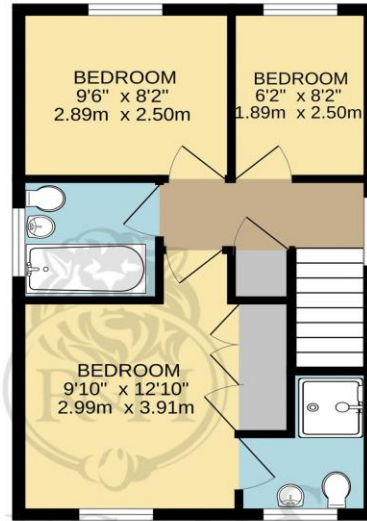
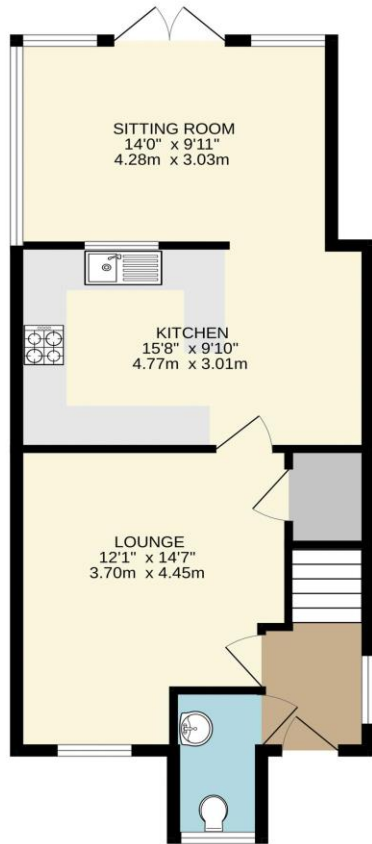
Tucked away at the end of a highly desirable cul-de-sac, 27 Naburn Drive enjoys a wonderful sense of privacy with open aspects to the side, offering an ideal setting for modern family living. This superbly presented three-bedroom detached home has been thoughtfully enhanced to create a stylish and contemporary interior, complemented by a full-width conservatory extension with an insulated roof—perfect for year-round enjoyment. Competitively priced to encourage a swift sale, this is a fantastic opportunity for buyers seeking a turnkey home in a sought-after location.

Upon entering, a welcoming hallway leads through to a comfortable lounge featuring a statement fireplace with inset fire and wall-mounted TV, creating a cosy yet modern living space. To the rear, the heart of the home is a bright open-plan kitchen, fitted with sleek handleless units, integrated appliances and a breakfast bar designed for both everyday living and socialising. This space flows effortlessly into the impressive conservatory, now transformed into a light-filled family and sitting room with a newly installed insulated roof, Velux window and French doors opening directly onto the garden - blurring the lines between indoor and outdoor living. A convenient downstairs WC completes the ground floor. Upstairs, the home continues to impress with three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, while a modern family bathroom serves the remaining rooms. Both bathrooms have been recently updated and finished with contemporary tiling, ensuring a fresh and stylish finish throughout.

Externally, the property offers a lawned front garden with a paved pathway leading to a driveway and link-detached garage, providing ample off-road parking. To the rear, a private garden features a combination of landscaped and lawned areas, ideal for relaxing, entertaining or family time outdoors. Combining a peaceful location, modern design and practical family living, 27 Naburn Drive presents an exceptional opportunity not to be missed, and early viewing is highly recommended to fully appreciate all that this superb home has to offer.







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TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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