FOR SALE

8, Abbey Drive, Orrell, WN5 8RW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



8, Abbey Drive, Orrell, WN5 8RW

Fantastic traditional three bed semi-detached family home sat on large plot.



- Traditional semi-detached family home
- Open plan kitchen / dining / family room
- Four piece family bathroom suite
- SOLD WITH NO ONWARD CHAIN
- Excellent sized & versatile reception rooms
- Three great sized bedrooms
- Large gardens / garage / driveway
- 1267 SQ. FT.

This is a fantastic opportunity to purchase a traditional semi-detached family home located along a popular street in Orrell which is offered with no onward chain. Abbey Drive is already extended, but given the superb plot it's sat on, there is scope for more subject to obtaining the correct planning. Internally, the property has been finished to a good standard boasting spacious and versatile accommodation set over two floors along with private gardens, driveway, and garage. The property is situated close to all the amenities Orrell has to offer along with some excellent schools for all ages, public transport links, and is just a short drive to the M6 and M58 motorway networks.

In brief, the accommodation comprises a storm porch to the front, spacious entrance hallway with stairs leading to the first floor, large formal lounge to the front of the property with doors leading through into a dining space. To the rear, there is a large open-plan and well-equipped kitchen/dining/breakfast room which has access into a conservatory then out to the gardens. Up on the first floor, there are two large double bedrooms, a third single bedroom, then a four-piece family bathroom consisting of WC, sink unit, bath, and separate shower unit. There are pull-down ladders on the landing which lead up into the loft which has two large windows making it a great hobby room/home office.

Externally, the property is sat on an impressive corner plot with secure gardens, driveway, and access to a separate detached garage. Internal inspection is highly recommended to truly appreciate the property's size, its potential, and its excellent location.



























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TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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