

FOR SALE

25, Wilsham Road, Orrell, WN5 8SF

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

 ESTD
1996



25, Wilsham Road, Orrell, WN5 8SF

Impressive executive detached family home with spacious corner plot & double garage.



- Impressive, detached family home
- Highly prized development
- Superb, wrap-around gardens
- Viewings essential
- 4 bedrooms / 3 reception rooms
- Envious corner position
- Double detached garage
- 1610 SQFT

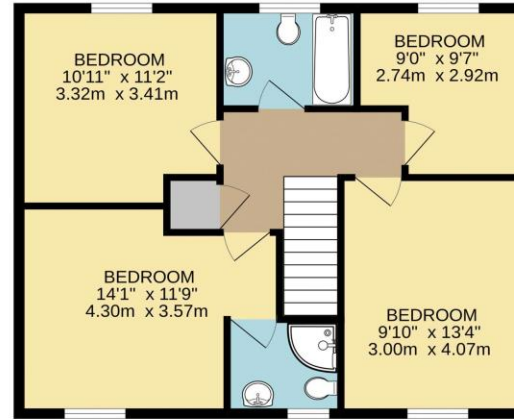
Offering beautiful internal presentation throughout and a generous 1610 square feet of well-maintained living space that simply must be viewed to be fully appreciated - this substantial, four bed detached family home is located in a popular & quiet residential area of Orrell, offering excellent transport links and within easy reach of amenities & shops, plus the area's numerous outstanding schools. The property itself is enviably tucked right in the corner of Wilsham Road, boasting the best spot and plot with considerable privacy and a large double detached garage to the front. The rear garden opens up on two sides, offering the possibility of a large wrap-around extension, should clients wish.

Internally the home is in excellent condition throughout benefiting from various notable improvements over the years, such as a new boiler in 2024, new windows & a new fitted kitchen plus en-suite around 5 years ago. The home is arranged across two floors and in brief comprises: a main hallway with wc / cloaks, large main lounge with feature fireplace, a useful home office / snug, a separate dining room plus the modern fitted dining kitchen. The kitchen itself is finished with a range of quality integrated appliances plus there is access into the useful utility room. Upstairs, there are four good sized bedrooms, with the master bedroom benefiting from fitted wardrobes plus a particularly impressive en-suite, plus there is a principal bathroom suite.

Externally, the home occupies a superb corner position with a private and mature rear garden which has been beautifully landscaped & enjoys a lovely aspect backing onto fields. To the front is a spacious driveway (with EV charger) offering parking for numerous cars & leads to the double detached garage (which itself provides various options for a home office / gym etc). Early viewings are highly encouraged.







TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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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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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