

FOR SALE

77, Gathurst Road, Orrell, WN5 8QJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



77, Gathurst Road, Orrell, WN5 8QJ

Charming end cottage with a wonderful garden & far-reaching views



- Charming & substantially extended cottage
- 3 bedrooms & 2 bathrooms
- Stylish lounge/snug
- Workshop, potting shed & ample parking
- Superb mature garden with rural views
- Open-plan kitchen & dining room
- Charming garden-facing conservatory
- 1183 SQ.FT. / Freehold & No chain

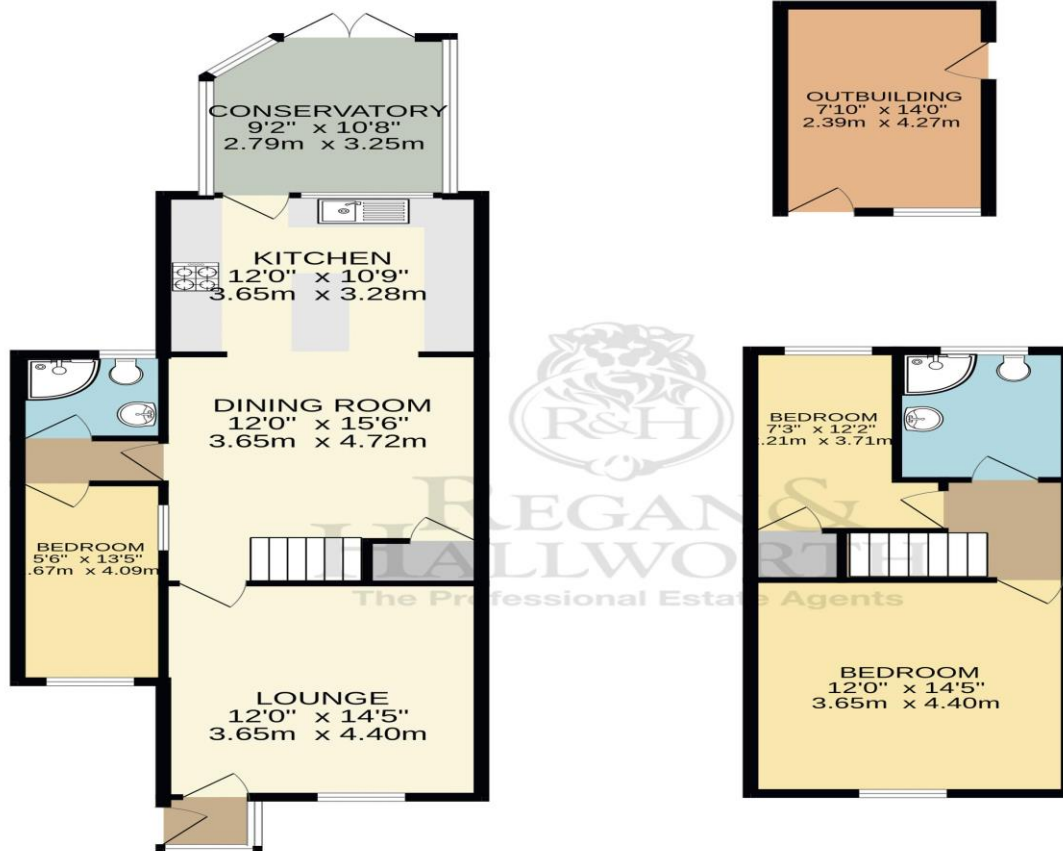
A charming and deceptively spacious end cottage, beautifully combining traditional character with stylish modern living, and enjoying one of the property's biggest assets — a superbly mature rear garden with far-reaching rural views beyond. Set back from this popular road, the property immediately offers excellent kerb appeal together with ample off-road parking.

Having been significantly extended and thoughtfully remodelled, it now provides a versatile and unusually spacious home that retains its cottage charm whilst offering the practicality and open-plan layout demanded by modern family life. The bespoke side extension has created a ground-floor bedroom/study with a shower room, providing an ideal arrangement for guests, older relatives or those looking for genuine one-floor living. To the rear, a further extension has been skilfully opened up to create a fantastic open-plan kitchen and dining space, with plenty of room for a large formal dining table. At the front is a stylish modern lounge/snug. Both reception rooms feature fireplaces whilst a particularly charming conservatory provides another lovely place to relax, overlooking the gardens and enjoying the wonderful rural outlook beyond. Throughout, the décor successfully blends period and traditional features with a contemporary aesthetic, creating a home that feels both characterful and current. Upstairs are two bedrooms including a generously sized master with quality fitted robes together with a recently modernised principal shower room.

Outside, the rear garden is a real highlight. A broad, lush lawn is framed by well-stocked mature borders, established planting and a generous patio area, creating a wonderfully private setting for outdoor dining, entertaining or simply enjoying the peaceful countryside views. A detached outbuilding provides valuable storage and workshop space, complemented by a useful potting shed. A characterful cottage with excellent accommodation, thoughtful extensions and a truly exceptional garden — offering a rare combination of charm, space and countryside views.







TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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WIGAN OFFICE
 10-12 Library Street,
 Wigan, WN1 1NN
 01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
 8 High Street,
 Standish, WN6 OHL
 01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
 5-7 Station Road,
 Parbold, WN8 7NU
 01257 464644
parbold@reganandhallworth.com



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.

-  @reganhallworth
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com