

FOR SALE

49, Wimborne Road, Orrell, WN5 0JB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



49, Wimborne Road, Orrell, WN5 0JB

Luxury detached home with unique self contained annexe & 2803 SQFT.



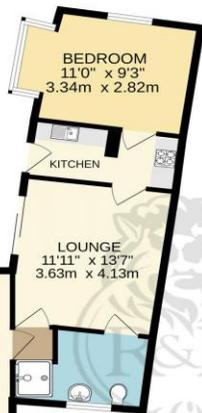
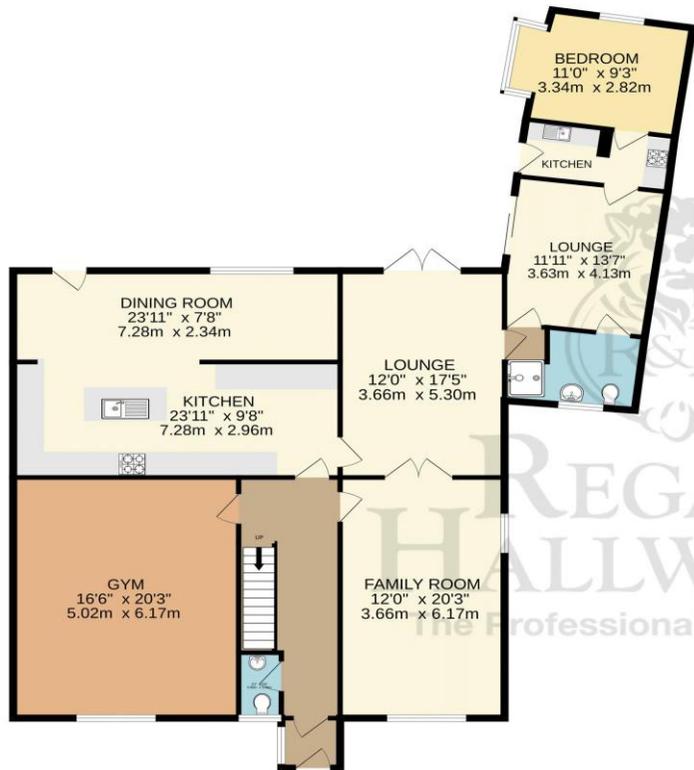
- Stunning detached family home
- Fully self contained annexe
- Smart, open plan kitchen diner
- Wonderful corner plot position
- 5 bedrooms / 3 reception rooms
- Immaculately presented throughout
- Renovated & extended 5yrs ago
- 2803 SQFT

Tucked away at the end of a quiet street, with open fields stretching to the side and rear, this substantial detached family home offers an enviable blend of privacy, space and uninterrupted westerly views. Purchased approx 5 / 6 years ago, the property has since been comprehensively renovated and thoughtfully extended to create a truly outstanding home extending to approximately 2,803 square feet of living space. Immaculately presented throughout, the accommodation flows beautifully and has been finished to an exacting standard from top to bottom. A welcoming entrance hallway sets the tone, complemented by a stylish downstairs WC & sleek oak & glass staircase that leads upstairs. The elegant main lounge provides a calm and refined retreat – a perfectly proportioned reception room ideal for both relaxation and entertaining. The heart of the home is undoubtedly the stunning open-plan kitchen diner. Designed with modern family living in mind, this impressive space seamlessly connects into a breathtaking vaulted ceiling extension, where expansive glazing frames the open views beyond and floods the room with natural light. The sense of space and connection to the outdoors here is exceptional. The kitchen itself is finished with a large central island unit & smart polished porcelain floor tiles. A second reception room offers excellent versatility and leads through to a self-contained annexe, which itself comprises; a lounge, kitchen, bedroom and a bathroom - ideal for any clients that have an elderly relative / anyone with limited mobility, or it could possible double up as a place to run a business from. Upstairs, the property continues to impress with four large double bedrooms, three of which benefit from fitted furniture. The principal suite is a luxurious sanctuary, complete with a beautifully appointed en-suite. The family bathroom is nothing short of exceptional – a contemporary four-piece suite finished to a high specification, providing both style and comfort. Externally, the gardens have been fully landscaped to create a superb outdoor setting, perfectly positioned to enjoy the sunny westerly aspect and far-reaching views across open fields. The space has been designed for both relaxation and entertaining, offering a wonderful extension of the living accommodation. To the front, there is ample off-road parking, enhancing practicality without compromising kerb appeal. Viewings are essential on this stunning & unique family home.

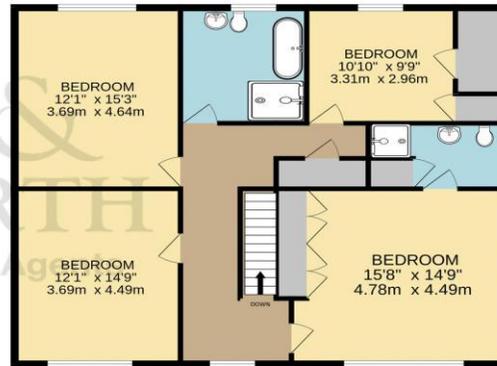




GROUND FLOOR
1728 sq.ft. (160.5 sq.m.) approx.

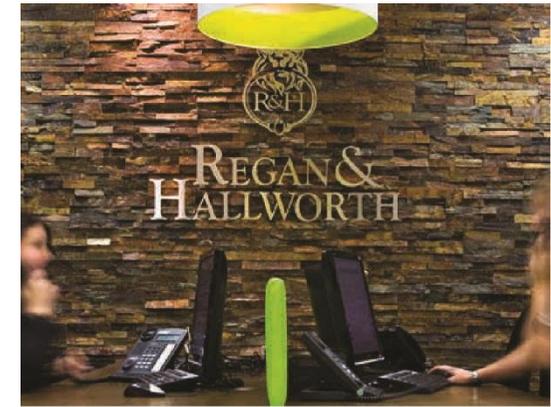


1ST FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 2803 sq.ft. (260.4 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.
Made with Metropix ©2026



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

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



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com