

FOR SALE

3, Meadow Gardens, Orrell, WN5 8DU

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

 ESTD
1996



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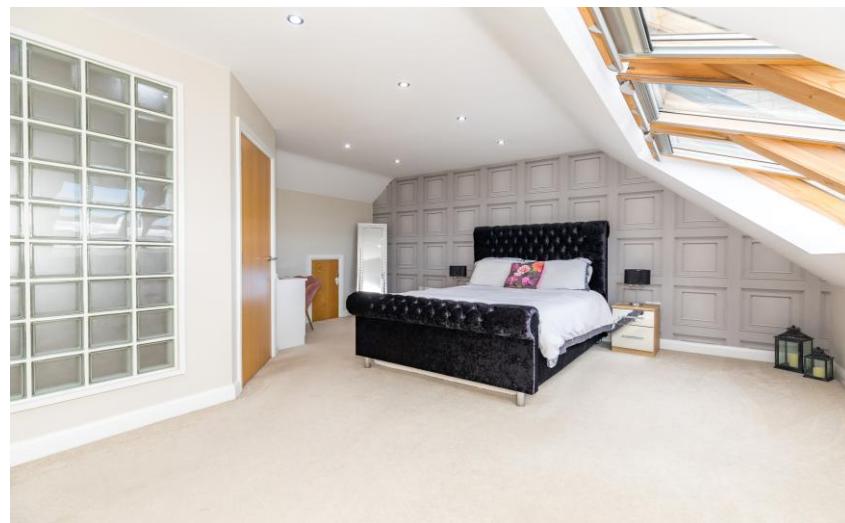
Luxury executive detached family home offering a substantial 2400 SQFT of space.



- Luxury stone detached home
- Exclusive cul-de-sac development
- High spec finish throughout
- Viewings essential
- 5 bedrooms / 2 reception rooms
- Central village location
- Beautiful landscaped garden
- 2400 SQFT

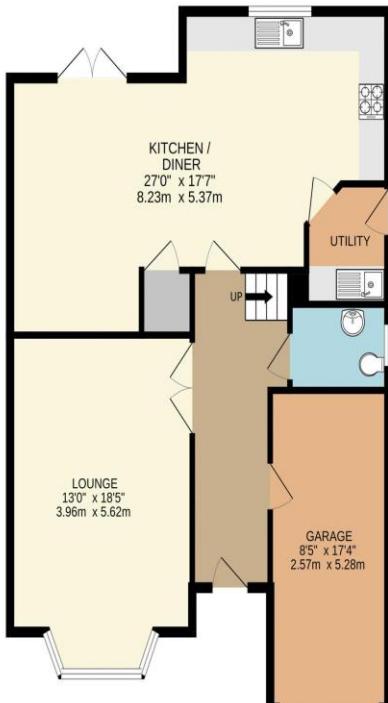
Brimming with eye-catching kerb appeal & providing a substantial 2400 square feet of simply exceptional, contemporary living space - this distinctive stone detached family home was built by the award winning Oak Tree Developments & rests in a stunning, exclusive cul-de-sac comprising just a handful of homes. Meadow Gardens itself is centrally located just off Church Street in Orrell & therefore offers convenient access to the area's various shops, cafes, acclaimed schools, the pretty Orrell Water Park plus the train station. Internally the home is set across three floors of impressively designed, luxury living space that has been finished to a notably high specification boasting additions such as underfloor heating throughout the ground floor, solid oak staircase, oak internal doors throughout & smart chrome fittings. This quality of finish means clients can simply move in and start unpacking & the home in brief comprises; a large welcoming hallway which gives access into; cloaks/wc, a study, a beautiful main lounge with contemporary fire & trendy Herringbone floor, plus the home's real standout feature; the luxury open plan kitchen diner. The kitchen itself is a stylish, bespoke kitchen diner & comes complete with low spot lighting, polished porcelain tiled floor & a sleek vaulted glass roof that helps bathe the kitchen in lots of natural light - the perfect area for families & entertaining alike. The kitchen comes with a range of integrated appliances & has access through into a useful rear utility room. Upstairs is equally impressive, with four bedrooms to the first floor, with bed 1 benefiting from a stylish en-suite, plus a stunning principal bathroom suite. The second floor provides the luxury master bedroom which boasts a walk-in wardrobe plus a beautiful en-suite. Externally, the property sits behind a generous front garden with off road parking via the block paved driveway & access to the integral garage. The beautiful, professionally landscaped rear garden is another key feature of the home & is finished with a quality Indian Stone patios, a low maintenance synthetic lawn plus various plants & flowers in the stocked borders. Early viewings are highly recommended on this simply stunning home.



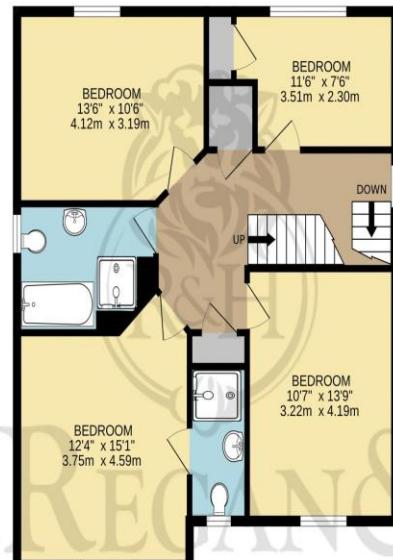


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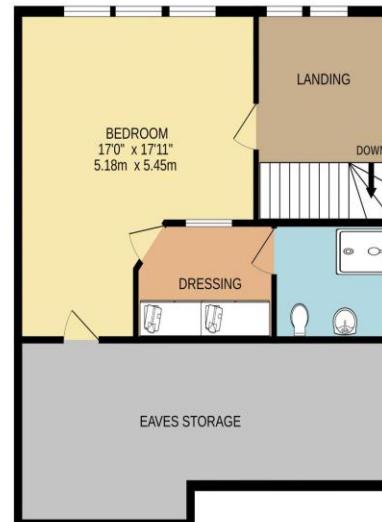
GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



2ND FLOOR
724 sq.ft. (67.9 sq.m.) approx.



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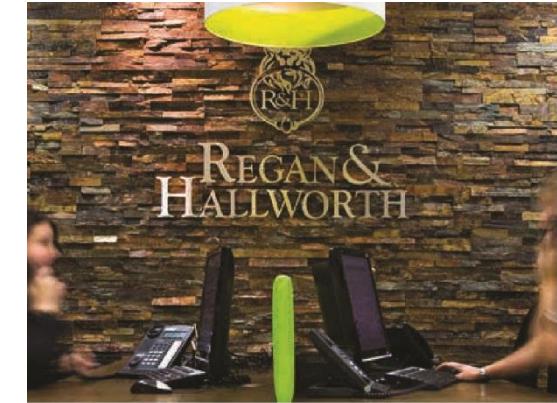
TOTAL FLOOR AREA : 2400 sq.ft. (223.0 sq.m.) approx.

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 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.



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