

**FOR SALE**

351, Orrell Road, Orrell , WN5 8QZ

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

ESTD  
1996



## 351, Orrell Road, Orrell , WN5 8QZ

*Outstanding period detached family home located in the popular area of Orrell.*



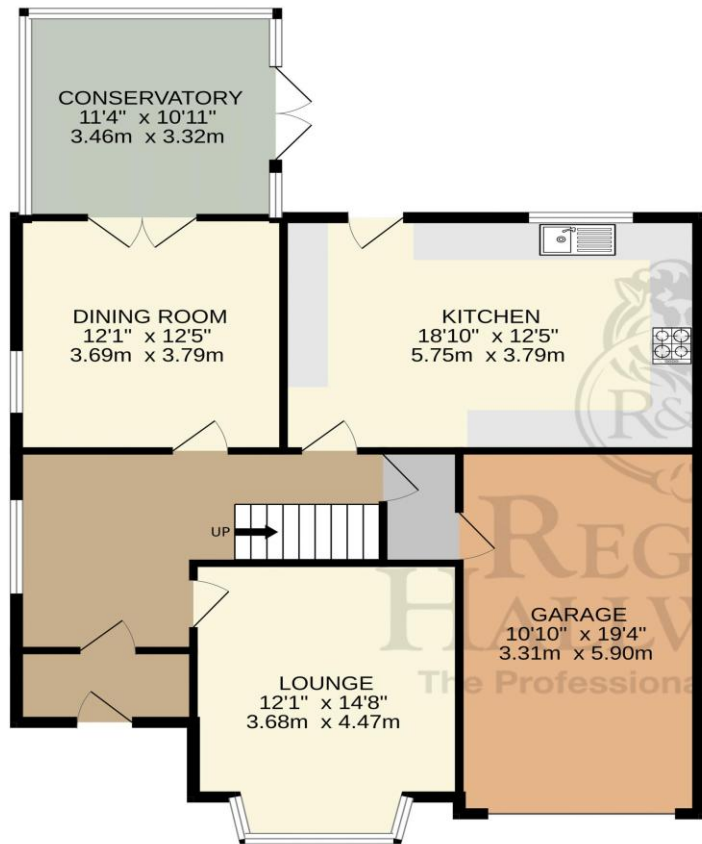
- Period bay fronted detached home
- Well equipped fitted kitchen / dinner
- Family bathroom with bath and shower unit
- Located close to schools and amenities
- Excellent sized reception rooms
- Three great sized bedrooms
- Large block paved driveway / garage / gardens
- 1679 SQ. FT.

Now available for sale and located along the ever-popular Orrell Road in Orrell sits this impressive period detached home. This fantastic property has real kerb appeal with its large driveway, bay windows and mature hedges. Orrell Road boasts excellent access to a range of local amenities, some outstanding schools for all ages, great public transport links and is just a short drive to the M6 and M58 motorway networks. Internally the property boasts just over 1600 square feet with the potential to increase this with an extension over the current garage creating an extra bedroom, all subject to gaining the relevant planning. In brief the superb accommodation comprises; large entrance hallway with storm porch, formal lounge / sitting room located to the front with bay window, utility space giving access to an integral garage with electric door, a formal dining room located to the rear giving access to the conservatory then a well-equipped fitted kitchen / breakfast room offering a range of wall, base and drawer units. Up on the first floor there are three good sized double bedrooms, a separate wc room then the principal bathroom with bath and separate shower unit. Externally Orrell Road has an impressive block paved driveway with wall to the front and mature hedges to the side and access to an integral garage with electric door. To the rear there is a mature and well stocked garden with private patio area and a well-maintained lawn. Internal inspection is highly recommended to truly appreciate the property's size, potential and its excellent location.

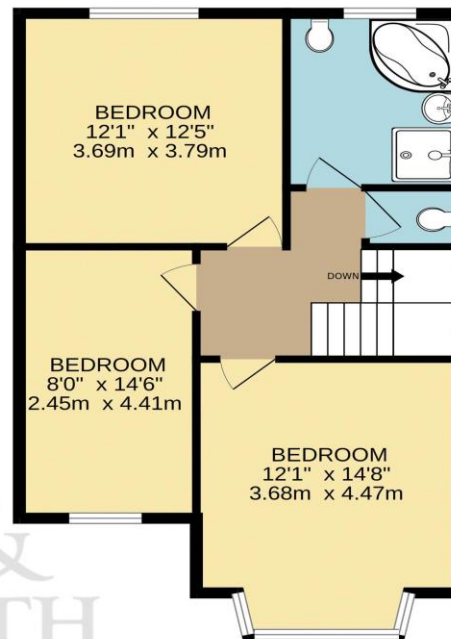




GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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 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.

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