FOR SALE

55a, Church Street, Orrell, WN5 8TG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



55a, Church Street, Orrell, WN5 8TG

A charming and individual character home in a sought-after Church Street location, with off-road parking



- Attractive and distinctive end-terrace home
- Two reception rooms & fitted kitchen
- Potential for three bedrooms
- Off-road parking & charming patio garden
- Highly regarded village location
- Spacious traditional hallway
- Modern electrics, heating & double glazing
- 882 SQ.FT. / Freehold & No chain

Enjoying a lovely position along the highly regarded and particularly pretty Church Street in the heart of Orrell, this distinctive end-terrace home is something a little different from the traditional cottage-style properties typically found along this attractive street. Built at a later date and to a particularly individual design, the property is noticeably larger than many of its neighbours, offering approximately 900 square feet of accommodation, complemented by high ceilings, generous room proportions and an abundance of charm and character.

Stepping inside, a spacious and welcoming entrance hallway immediately creates a lovely first impression, leading through to two charming reception rooms, each offering its own character and providing plenty of flexibility for both relaxing and entertaining. The fitted kitchen sits to the rear, whilst upstairs the accommodation originally comprised three bedrooms, although two of the front rooms have subsequently been opened up to create one particularly generous bedroom. This could easily be reinstated to provide three separate bedrooms if required. Completing the first floor is a surprisingly spacious four-piece family bathroom. A particularly welcome and relatively rare feature for Church Street is the fact that the tenure is Freehold and the provision of off-road parking, something not often found with properties of this style along the street. To the rear, there is also a charming patio garden, providing a lovely outdoor space to sit, relax and enjoy during the warmer months.

Whilst the interior would now benefit from some cosmetic updating and modernisation, the property offers an excellent opportunity for a purchaser to introduce their own style and create something truly special. Importantly, a full structural survey was only commissioned in 2020 and all recommended actions addressed. These significant and costly improvements include brand-new external render to the front, side and rear elevations, damp-proof coursing, ventilation system in the loft and all downstairs rooms were re plastered and painted. Furthermore, the central heating boiler has been replaced in 2022.

Offering a wonderful combination of character, individuality, rare off-road parking and further potential, this is a lovely opportunity to acquire a home in one of Orrell's most attractive and sought-after residential settings, with the space and foundations already in place to create a charming home for years to come.























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TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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