

**FOR SALE**

11, Middlecot Close, Orrell, WN5 8SQ

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

ESTD  
1996



## 11, Middlecot Close, Orrell, WN5 8SQ

Excellent four bed detached family home located along a cul-de-sac on a popular estate in Orrell



- Exceptional detached family home
- Modern fitted kitchen with utility
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Four good sized double bedrooms
- Large gardens / driveway / garage
- 1479 SQ. FT.

Located along a quiet cul-de-sac on a modern and popular development in the heart of Orrell sits this impressive, four bed detached family home. The property has been finished to an excellent standard throughout offering spacious and versatile accommodation set over two floors along with driveway, garage and private rear gardens.

Middlecot Close boasts great access to a range of local amenities, some outstanding schools for all ages, excellent public transport links and is just a short drive to the M6 and M58 motorway networks. In brief the accommodation comprises of entrance porch, hallway, cloak room wc, large formal lounge / sitting room located to the front which is open planned to a dining room with patio doors that lead out onto the gardens. The modern fitted kitchen has a range of wall, base and drawer units along with Neff (oven and hob) and Miele (fridge) appliances, utility room and access into an orangery with its own underfloor heating system and insulated roof. Up on the first floor the double master bedroom is located to the rear and benefits from wardrobes and a modern fitted en-suite shower room. There are three more great sized double bedrooms and a family bathroom comprising of wc, sink unit and bath with shower over.

The first floor also provides access to the attic which has been fully boarded out for storage needs. The property is protected by a programmable security / alarm system. Externally there is a large double driveway that gives access to an integral garage. To the rear there is a private and secure garden with excellent patio area, lawn and mature plants and shrubs. Internal inspection is highly recommended to truly appreciate the property's size, internal condition and its excellent location. Council tax band E, the property is Leasehold





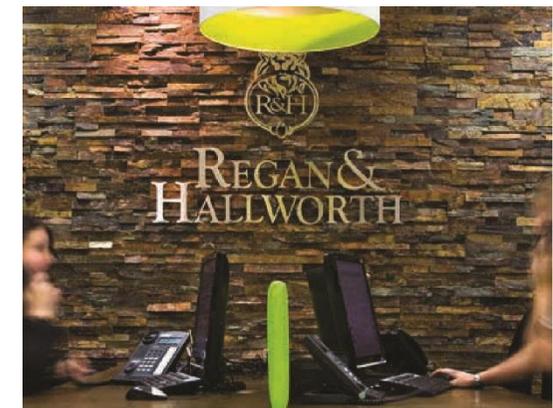


TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

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.  
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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.



**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

 @reganhallworth

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[www.reganandhallworth.com](http://www.reganandhallworth.com)