FOR SALE

8, Delphside Road, Orrell, WN5 8TR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



8, Delphside Road, Orrell, WN5 8TR

Stunning & significantly extended 4 bed home offering a generous 1308 SQFT of space.



- Stunning, semi-detached home
- Significantly extended & remodelled
- Impeccably presented space
- Enviable corner plot position
- 4 bedrooms / 2 reception rooms
- Second staircase serving private bedroom
- Sunny, south facing aspect
- 1308 SQFT

Enviably resting within a generous & south facing facing corner plot setting on the popular Delphside Road, just off Sandbrook Road in Orrell - this spacious and beautifully presented semi-detached home has benefited from an impressive two storey extension & a very unique internal layout that simply must be viewed internally to be appreciated. Totalling a generous 1308 square feet of stunning living space, the property is also finished to an impeccable standard throughout, with each room boasting clean, fresh and neutral decor. Ideal then, for a growing family in need of extra living space, the home is set across two floors, with the side extension boasting a second staircase serving a private additional bedroom that could be perfect for a teenager / annexe style living arrangement. The home in brief comprises; a large main hallway, off which are two reception rooms, (the lounge benefiting from a pretty log burner & the rear dining room boasting French Doors that open outside), there is a modern ground floor bathroom and contemporary fitted kitchen. The ground floor also has a wc / cloaks plus possible 4th bedroom / extra lounge. Upstairs there are two double bedrooms off the main staircase, with an additional staircase giving access to a newly created private bedroom with exposed purlins and Velux windows. Externally, the home has a lovely overall plot. The rear enjoys a south facing orientation and therefore sun all day, plus also benefits from notable privacy & a large extended patio area for sitting out. To the front is an extensive driveway which provides ample off road parking. Locally, the home conveniently sits close to Orrell's various amenities; from excellent schools, countryside walks, popular pubs and even motorway links - the setting here cannot be bettered. Viewings are essential.













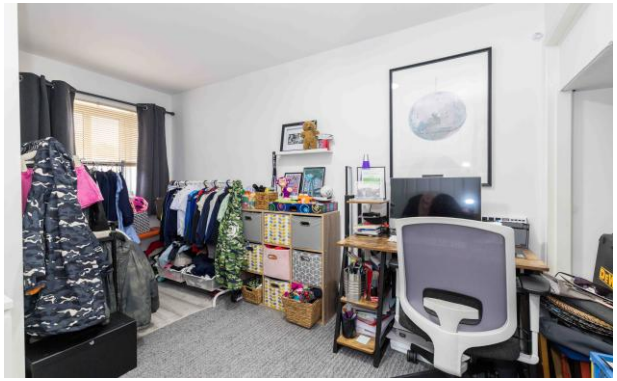














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TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

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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