

FOR SALE

6 The Copse, Orrell Road, Orrell, WN5 8HL



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Exceptional FIVE bed detached stone built bungalow sat on a large plot in Orrell.



- Exceptional detached bungalow
- Five great sized bedrooms
- Modern open plan kitchen / dining
- NO ONWARD CHAIN
- Spacious and versatile accommodation
- Five modern fitted bathrooms
- Large gardens / driveway / double garage
- 4180 SQ. FT.

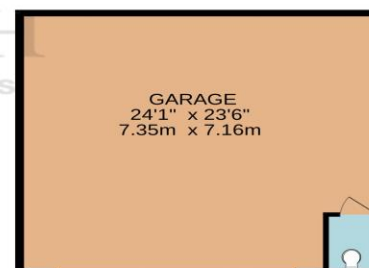
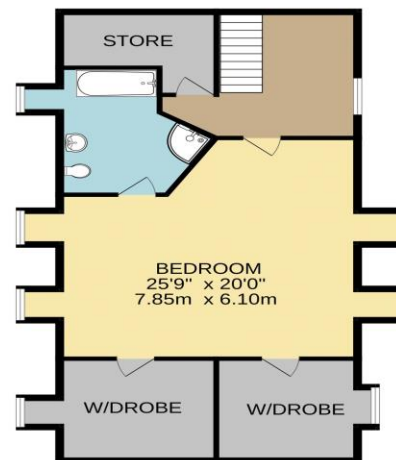
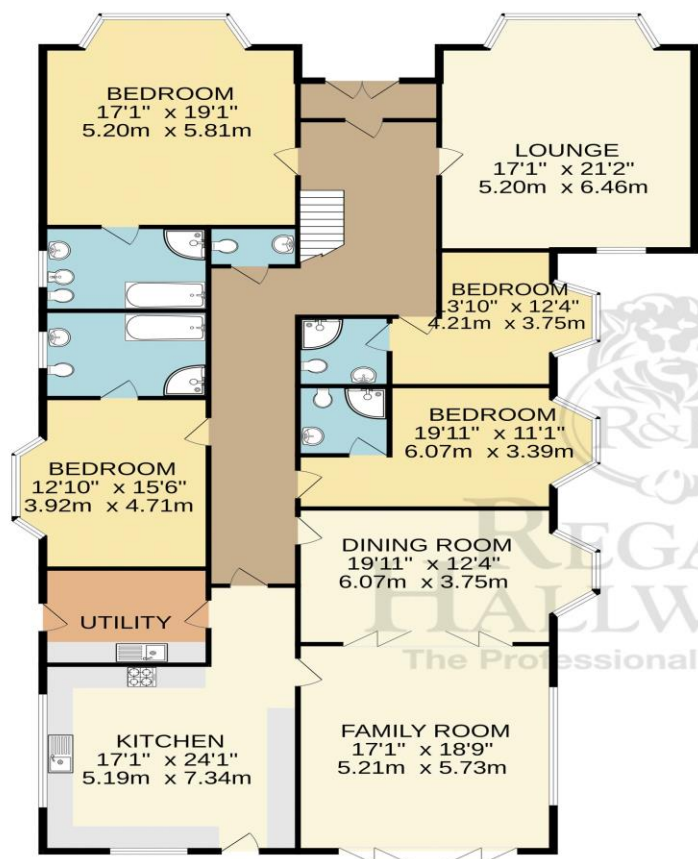
This is a rare and truly exciting opportunity to purchase a fantastic detached, five-bed bungalow sat on a large private plot on the small and exclusive development, The Copse in Orrell. This stone-built property offers exceptional and versatile accommodation along with walled and gated private gardens and a detached double garage. The property is situated on a small development just off Orrell Road in Orrell, boasting fantastic access to a range of amenities, outstanding schools for all ages, public transport links, and is just a short drive to the M6 and M58 motorway network.

Internally, The Copse offers just over 4,000 square feet of accommodation which briefly comprises a spacious entrance hallway, a large formal lounge/sitting room, a modern and well-equipped fitted kitchen with utility room, a dining room with doors that open up through into a large family/sitting room, and then FIVE good-sized bedrooms and FIVE modern fitted bathrooms — some with baths and shower units, others with just a shower unit.

Externally, the property is sat on one of the largest plots and set behind a private wall which is gated. There is a large driveway providing access to a detached double garage, then mature gardens that wrap around the property. The property has been vacant for some time so will need some internal remedial work along with some garden maintenance, hence the very attractive price. Internal inspection is highly recommended to fully appreciate the property's size, its outstanding plot, and superb location.







TOTAL FLOOR AREA : 4180 sq.ft. (388.3 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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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.