

FOR SALE

Apt 3, Meadow View, Orrell, WN5 8QG

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## Apt 3, Meadow View, Orrell, WN5 8QG

Spacious low-maintenance ground floor apartment in a peaceful semi-rural setting



- One of largest apartments in development
- Two bedrooms / Two bathrooms
- Stunning west-facing open views
- Close to Orrell village amenities
- Spacious ground floor layout
- Fitted kitchen & dedicated utility room
- Peaceful, semi-rural setting
- 720 SQ.FT.

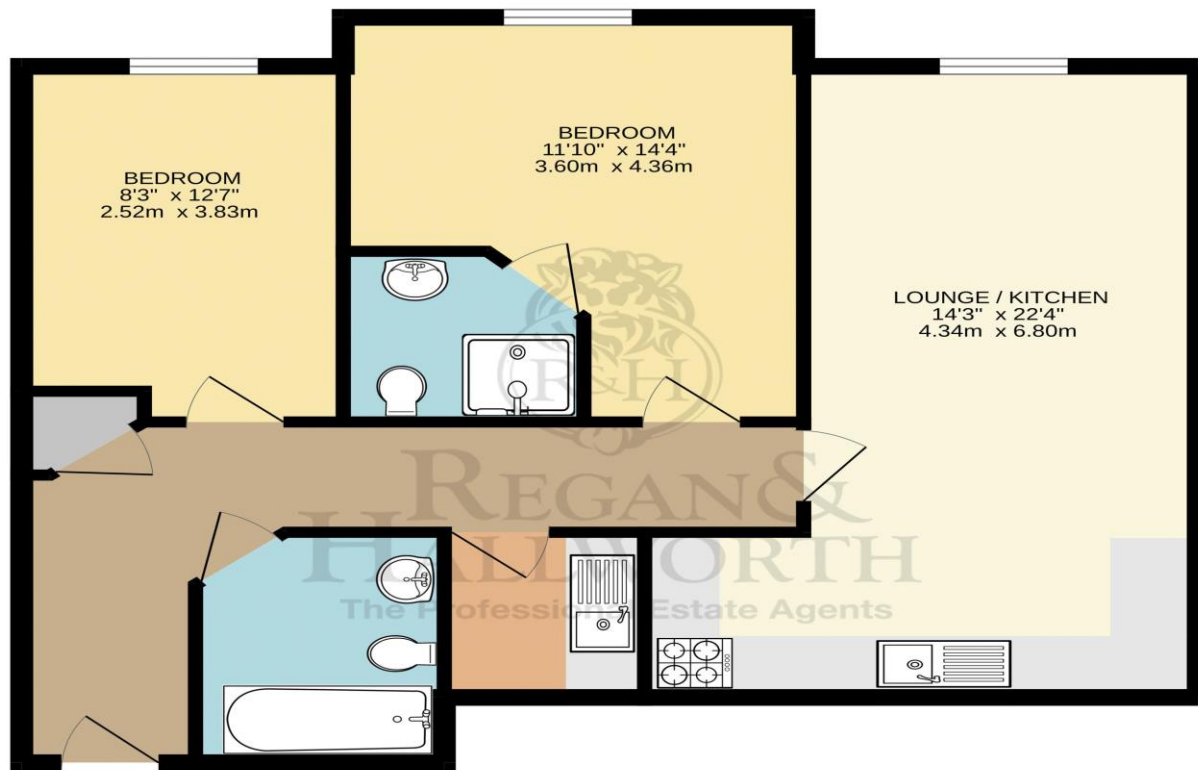
If you're seeking a stylish, low-maintenance home in a peaceful yet well-connected setting, this exceptional ground floor apartment in the heart of Orrell stands out from the crowd. Perfectly suited to downsizers, professionals or those looking for a high-quality retirement option, it offers an impressive sense of space and comfort rarely found in apartment living. One of the largest within this exclusive and immaculately maintained development, the property has been thoughtfully designed to maximise both practicality and lifestyle appeal and features a stylish open plan design plus a dedicated utility room — a rare and highly desirable addition that enhances day-to-day living.

The accommodation is both spacious and well-appointed, comprising a welcoming entrance hallway, two generous double bedrooms, including a principal bedroom with its own en-suite, and a modern, full-sized bathroom. Every room has been carefully considered to create a home that feels both contemporary and comfortable. A true highlight of this apartment is its enviable west-facing aspect, offering uninterrupted views across open fields towards Parbold and the rolling countryside surrounding Ashurst Beacon. Whether enjoying a quiet morning coffee or unwinding at sunset, the outlook provides a constantly changing backdrop of natural beauty.

Positioned within a semi-rural setting on the edge of Orrell village, the development itself enjoys beautifully maintained communal grounds and a peaceful atmosphere, while still being within easy reach of everyday amenities. Scenic countryside walks are right on your doorstep, along with well-regarded local schools, shops and eateries. For commuters, the M6 and M58 motorway networks are just a short drive away, ensuring excellent connectivity. Combining generous proportions, modern convenience and a truly picturesque setting, this is a rare opportunity to secure an apartment that offers both lifestyle and location in equal measure. Early viewing is highly recommended to fully appreciate the space, views and overall quality on offer.







TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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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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