

FOR SALE

15, Tarnside Road, Orrell, WN5 8RN



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Excellent three bed semi-detached family home located on a cut-de-sac in Orrell.



- Exceptional semi-detached family home
- Well-equipped fitted kitchen
- Bathroom / shower over bath
- NO ONWARD CHAIN
- Spacious and versatile accommodation
- Three great sized bedrooms
- Gardens / driveway / garage
- 1144 SQ. FT.

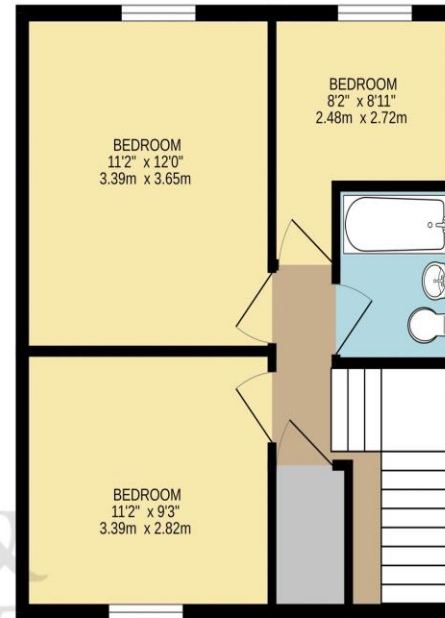
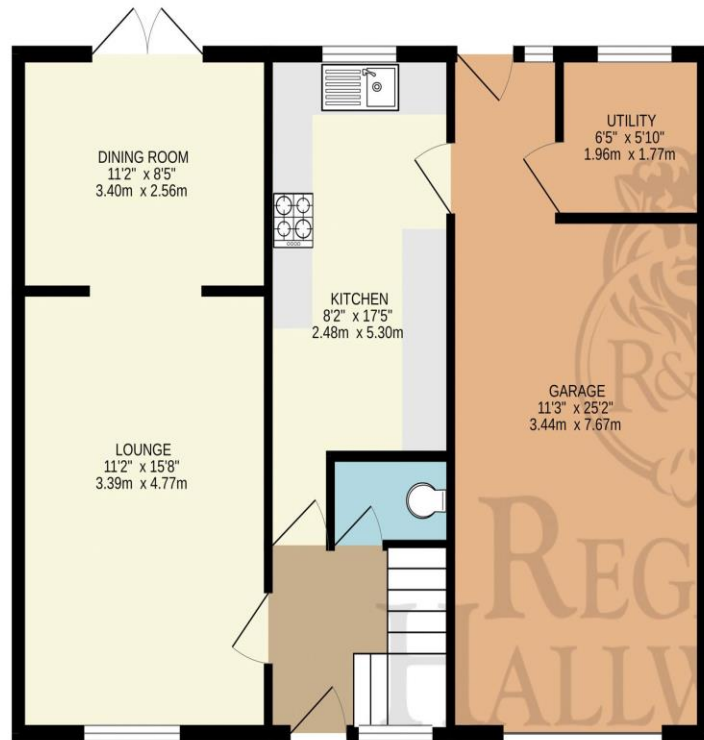
Now available with no onward chain, this fantastic three-bedroom semi-detached home is set within a quiet cul-de-sac in Orrell. Finished to a high standard throughout, the property offers spacious accommodation across two floors, along with well-maintained gardens, a driveway, and an integral garage. Tarnside Road enjoys excellent access to local amenities, highly regarded schools for all ages, public transport links, and the M6 and M58 motorway networks.

The accommodation comprises an entrance hallway with stairs to the first floor, a cloakroom/WC, a generous formal lounge/sitting room to the front, and a dining room to the rear with double patio doors opening onto the garden. There is also a modern, well-equipped fitted kitchen with access to the rear of the garage, currently used as a utility area. Upstairs are two double bedrooms with fitted wardrobes, a third single bedroom, and a contemporary family bathroom with WC, washbasin, and bath with a shower over.

Externally, the property benefits from a neatly maintained lawned front garden, a double driveway leading to the integral garage, and a private, secure rear garden with patio and lawn. Internal viewing is highly recommended to fully appreciate the property's deceptive size and excellent location.







REGAN & HALLWORTH

The Professional Estate Agents

TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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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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