FOR SALE

12, Eton Way, Orrell, WN5 8PN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



12, Eton Way, Orrell, WN5 8PN

Exceptional family home offering 1,774 sq ft of beautifully presented living space & a stunning 100ft+ south-facing garden



- Significantly extended & upgraded home
- Stunning open-plan living-dining kitchen
- 100ft+ private south-facing rear garden
- Lots of storage & ample off road parking
- Four versatile bedrooms
- Recently decorated & beautifully presented
- Newly renovated gym & sun room
- 1774 SQ.FT. / Freehold

Enviably positioned on the highly prized Eton Way in Orrell, this beautifully presented family home has been recently decorated throughout and offers an exceptional 1,774 square feet of thoughtfully designed accommodation. Significantly remodelled and extended, it provides a warm, stylish and highly versatile home perfectly suited to modern family life. Larger than many properties in the area, the home occupies a generous plot within one of Orrell's most highly regarded locations, ideally placed for acclaimed schools, excellent local amenities and easy access to the M6 and M58. For a growing family seeking a genuine turnkey home, this is a particularly exciting opportunity. The property has undergone significant remodelling and improvement over recent years, including a substantial rear extension and comprehensive redesign of the living space. At its heart is the impressive open-plan kitchen, dining and living area, flooded with natural light from two glass roof lanterns and featuring quality integrated appliances, a stylish central island and two sets of French doors opening onto the rear garden. The ground floor also provides a welcoming hallway with WC, separate utility room, two well-proportioned bedrooms and a beautifully appointed principal bathroom. Upstairs are two further rooms, including the luxurious principal bedroom suite with modern en-suite and dressing area. The additional room is currently arranged as a single bedroom, but offers excellent flexibility as a child's bedroom, study or home-working space. The 100ft+ south-facing rear garden is a real extension of the home, offering exceptional privacy, mature planting, generous lawn and a polished Indian Stone patio ideal for outdoor dining and entertaining. Adding further versatility are the newly renovated outbuildings, currently providing a dedicated gym, bright sun room and useful storage space. Further down the garden, mature trees create a secluded children's play area together with bespoke hidden storage, making this an exceptionally practical family garden. To the front, an extended concrete-imprint driveway provides ample off-road parking. Ideally located for excellent schools, local amenities and the motorway network, this is a genuinely special turnkey family home offering an outstanding combination of space, quality, flexibility and lifestyle appeal.







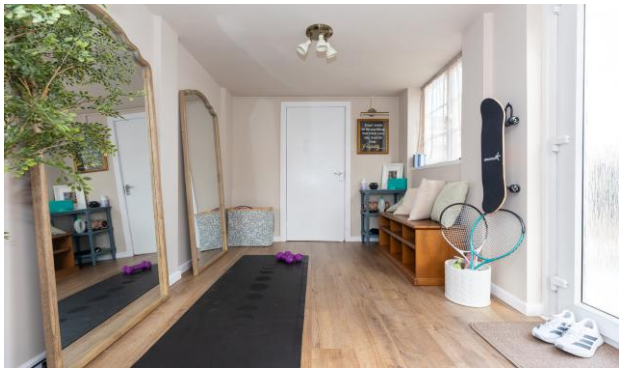














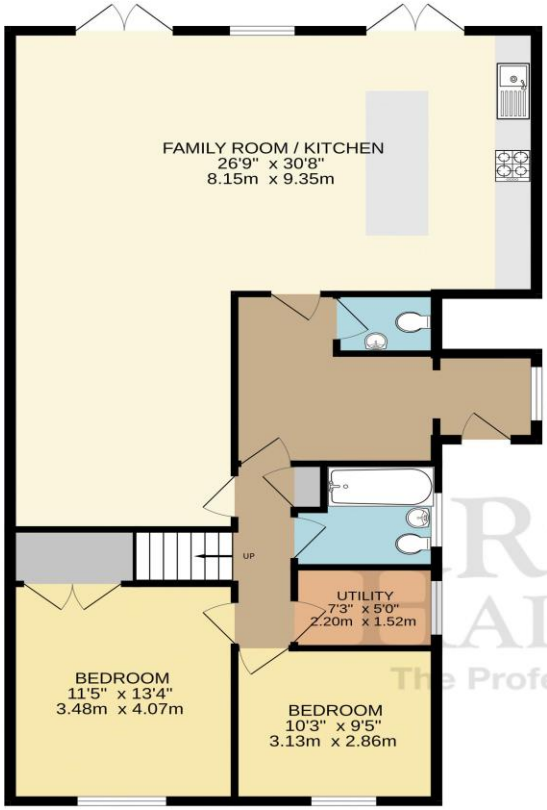




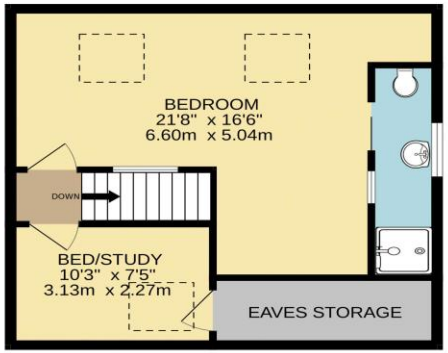


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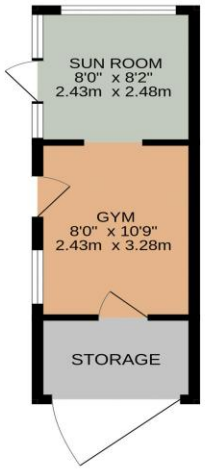
GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



OUTBUILDING
191 sq.ft. (17.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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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