

6, Moorside Walk, Orrell , WN5 0DY

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



6, Moorside Walk, Orrell , WN5 0DY

Superb two bed ground floor apartment with private gardens.

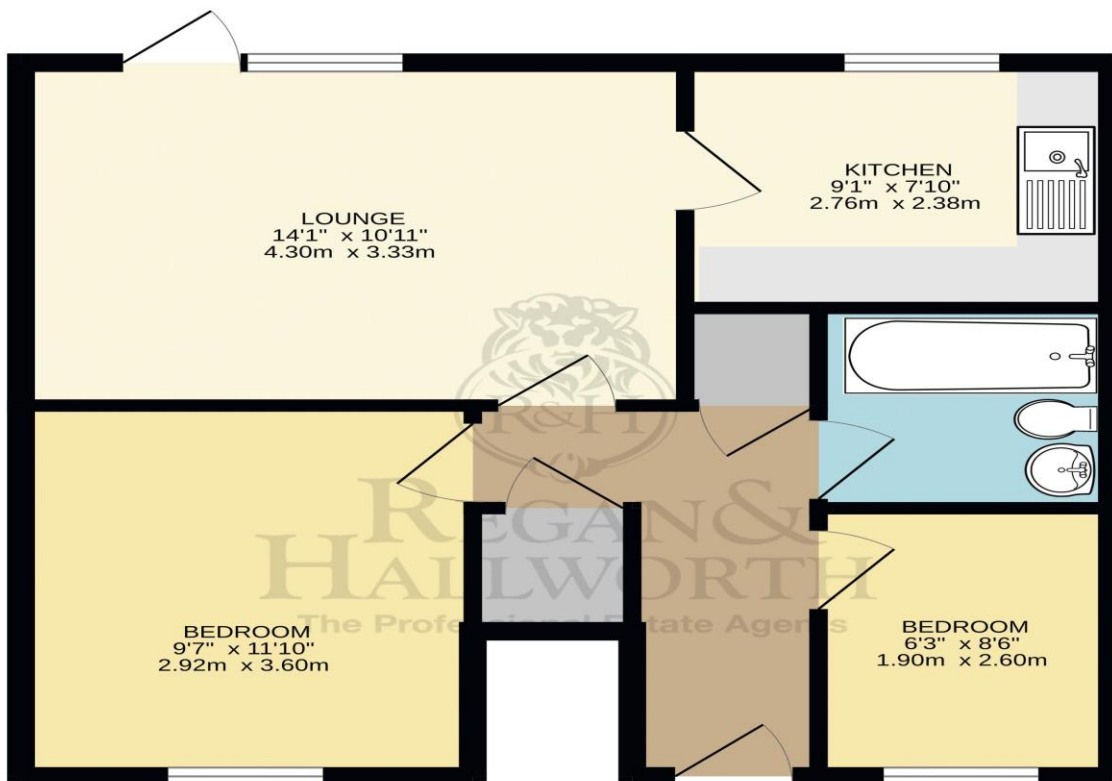


- SOLD TO REGISTERED INVESTOR
- Two good sized bedrooms
- Well equipped fitted kitchen
- NO ONWARD CHAIN
- Ground floor apartment
- Lounge with access to gardens
- Bathroom with shower over bath
- 511 SQ. FT.

SOLD WITHIN 24H TO A REGISTERED INVESTOR. Offered for sale with no onward chain is this ground floor, two bed apartment located on the edges of Orrell in Wigan. Moorside Walk is situated close to a range of amenities, public transport links and the motorways making this an ideal hoke for the first time buyer or a great alternative to a bungalow. In brief the accommodation comprises of hallway, one large double and one single bedroom, two good sized store cupboards, bathroom with shower over bath, lounge / sitting room with doors leading out onto the private gardens and a well-equipped fitted kitchen. Externally there are parking areas to the front, rear and side whilst to the rear there is a private garden with lawn, patio area then gates to a small driveway. Viewings are recommended.







TOTAL FLOOR AREA : 511 sq.ft. (47.4 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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