

34, Loch Street, Orrell, WN5 0AF



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*Competitively priced end terrace home offered to the market with no chain delay.*

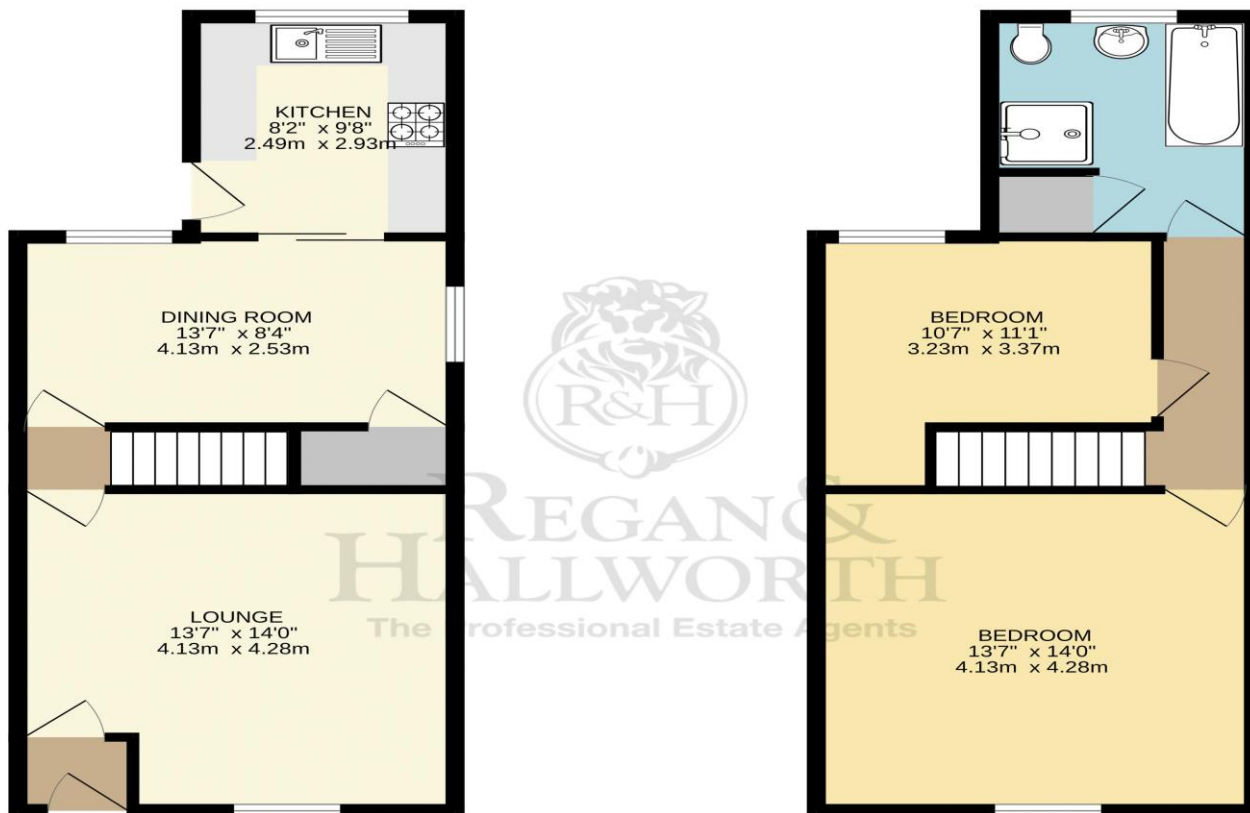


- Competitively priced end terrace home
- Generous amount of floorspace
- Superb potential
- Available chain free
- 2 bedrooms / 2 reception rooms
- Excellent investment opportunity
- Close to motorway / amenities
- 837 SQFT

This much larger than average end terrace property boasts a very generous 837 square feet of living accommodation & is brimming with potential for anyone seeking a smart investment they could make their own. Set across two floors and benefitting from a generous two storey outrigger, the property in brief comprises; an entrance hallway, main lounge, rear dining room and a fitted kitchen. To the first floor there are two bedrooms plus a principal bathroom suite. Externally, there is a larger than average rear terrace-style garden, plus locally Loch Street sits in an ideal position, close to Pemberton, with its shops, schools and railway station. The motorway is less than five minutes away and it is just a short drive to Wigan Town Centre. Offered for sale with no upward chain. Viewings essential.







TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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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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