

FOR SALE

32, West Mount, Orrell, WN5 8LX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



32, West Mount, Orrell, WN5 8LX

Beautiful 1930s semi-detached home with stunning rear gardens.



- Beautiful 1930s semi-detached home
- Extended to the rear
- Stunning, landscaped rear garden
- Ideal family home
- 3 bedrooms / 2 reception rooms
- Highly prized residential location
- Sunny, westerly rear aspect
- 1215 SQFT

Enviably located along the highly coveted West Mount in Orrell & boasting a stunning, landscaped rear garden with a westerly rear aspect - this elegant semi-detached family home offers a wealth of beautiful living space and a high quality finish throughout. The property is conveniently located close to motorway links, acclaimed schools and amenities whilst boasting a generous overall plot which has been expertly overhauled by the current owners.

The accommodation in brief comprises; a welcoming entrance hall, two spacious reception rooms including an impressive family room to the rear, a fully fitted and extended kitchen with dining area & access into the garage. Upstairs, there are three good sized bedrooms plus a spacious family bathroom suite.

Externally the rear garden here is a genuine asset, benefitting from a complete overhaul, with a raised porcelain patio area with glass balustrade being a notable highlight. There is also a stylish water feature too. To the front is a driveway for off road parking & access to the attached garage. Early inspections are absolutely essential to fully appreciate this quality residence, book now to avoid disappointment.







TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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