

FOR SALE

37, Latham Lane, Orrell, WN5 0JQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



37, Latham Lane, Orrell, WN5 0JQ

Stunning newly renovated 3 bed semi offering the perfect blend of modern living and rural charm



- Outstanding three bed home
- Stylish open plan design
- Ample off road parking
- Gas central heating / Double glazing
- Newly renovated with high end finish
- Lovely private gardens
- Open views over local farmland
- 767 SQ.FT.

Enjoying a peaceful position within one of Orrell's most sought-after residential locations, this exceptional traditional semi-detached home has been comprehensively renovated to an outstanding standard, effortlessly blending classic character with contemporary style. Backing onto open farmland, the property enjoys delightful rural views to the rear while remaining just moments from the excellent amenities of both Orrell and Pemberton, including shops, highly regarded schools, two train stations and superb motorway connections to Liverpool, Manchester and beyond.

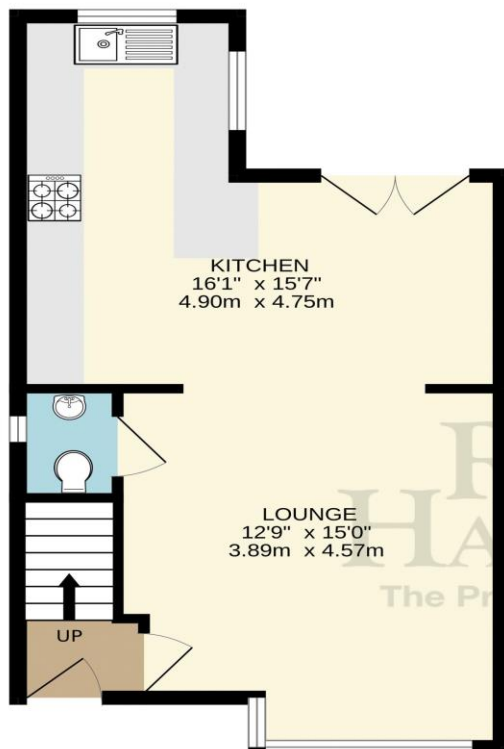
Beautifully presented throughout, the light-filled interior has been thoughtfully designed for modern family living. At the heart of the home is a stunning open-plan living, dining and kitchen space where French doors open onto the rear garden, creating a seamless connection between indoor and outdoor living. Ideal for both everyday life and entertaining, this impressive space is complemented by a stylish contemporary kitchen complete with quality integrated appliances, sleek cabinetry and a breakfast bar. A convenient ground floor WC completes the accommodation. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families, professionals or those working from home, all served by a beautifully finished family bathroom with a contemporary three-piece suite.

Outside, the rear garden is a real highlight, enjoying open views across neighbouring farmland that create a wonderful sense of space and privacy. A generous lawn offers plenty of room for children to play, while the patio provides the perfect spot for outdoor dining or relaxing in the peaceful surroundings. To the front, a neatly maintained garden and private driveway provide ample off-road parking. Offering the perfect blend of modern living and a semi-rural outlook, this superb turnkey home presents a rare opportunity to enjoy contemporary comfort in an established and highly convenient setting.

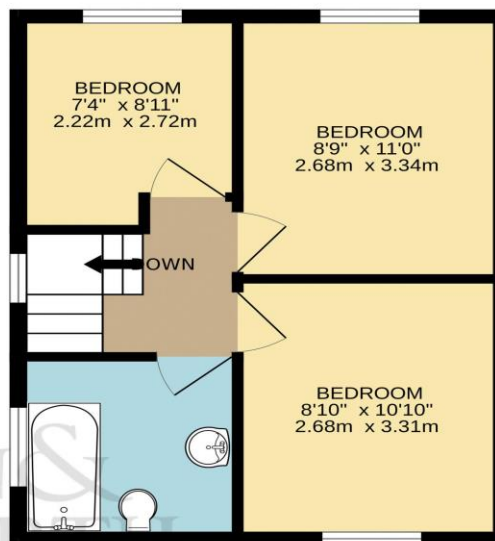




GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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