

FOR SALE

7, Naburn Drive, Orrell , WN5 8SB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



7, Naburn Drive, Orrell , WN5 8SB

Exceptional four bed detached family home located on a modern development in Orrell.

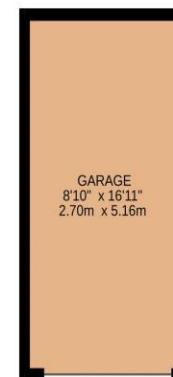
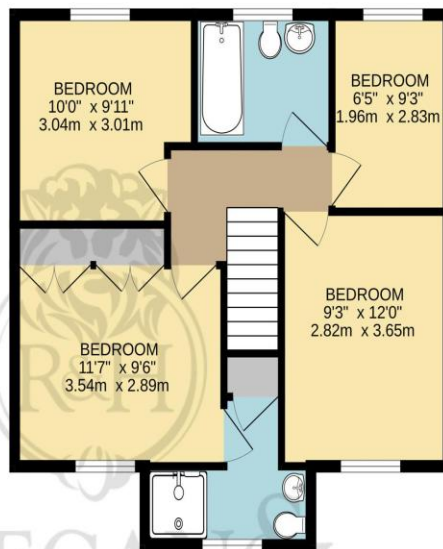


- Outstanding detached family home
- Modern open plan kitchen / family room
- Family bathroom and en-suite
- Driveway / garage
- Spacious and versatile accommodation
- Four great sized bedrooms
- Private gardens
- 1381 SQ. FT.

Offered for sale this immaculately presented detached family home is perfectly set on a quiet cul-de-sac within a highly popular modern development in Orrell, boasting direct access to local playing fields. Finished to an exceptional standard throughout, the property offers spacious accommodation over two floors, featuring a superb rear extension that creates an ideal open-plan environment for a growing family. The ground floor accommodation briefly comprises a welcoming entrance hall, a contemporary cloakroom/WC, a generously sized study/home office to the front, and a versatile snug/playroom. To the rear sits a modern fitted kitchen showcasing an excellent range of wall, base, and drawer units alongside integrated appliances, which opens seamlessly into a large, bright living/dining area with doors leading out to the rear garden. Up on the first floor, there are three well-proportioned double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. There is also a fourth spacious single bedroom and a contemporary family bathroom suite with a shower over the bath. Externally, the property benefits from a neat lawned front garden and a private driveway to the side providing ample off-road parking, which leads to a detached single garage. To the rear is a private, fully enclosed garden featuring a lush lawn, a paved patio area, and beautifully well-stocked borders. Early viewing is highly recommended to fully appreciate the size, unique plot, and excellent location of this outstanding home.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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.
Made with Metropix ©2026



WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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.

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

www.reganandhallworth.com