

26, Derwent Road, Orrell, WN5 8PJ

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

 ESTD
1996



26, Derwent Road, Orrell, WN5 8PJ

Spacious 4 bed home offered to the market with no chain delay.



- Spacious semi-detached home
- Possible bungalow alternative
- Popular residential setting
- Available chain free
- 4 bedrooms / 1 reception room
- Potential to be extended
- Driveway & detached garage
- 1885 SQFT

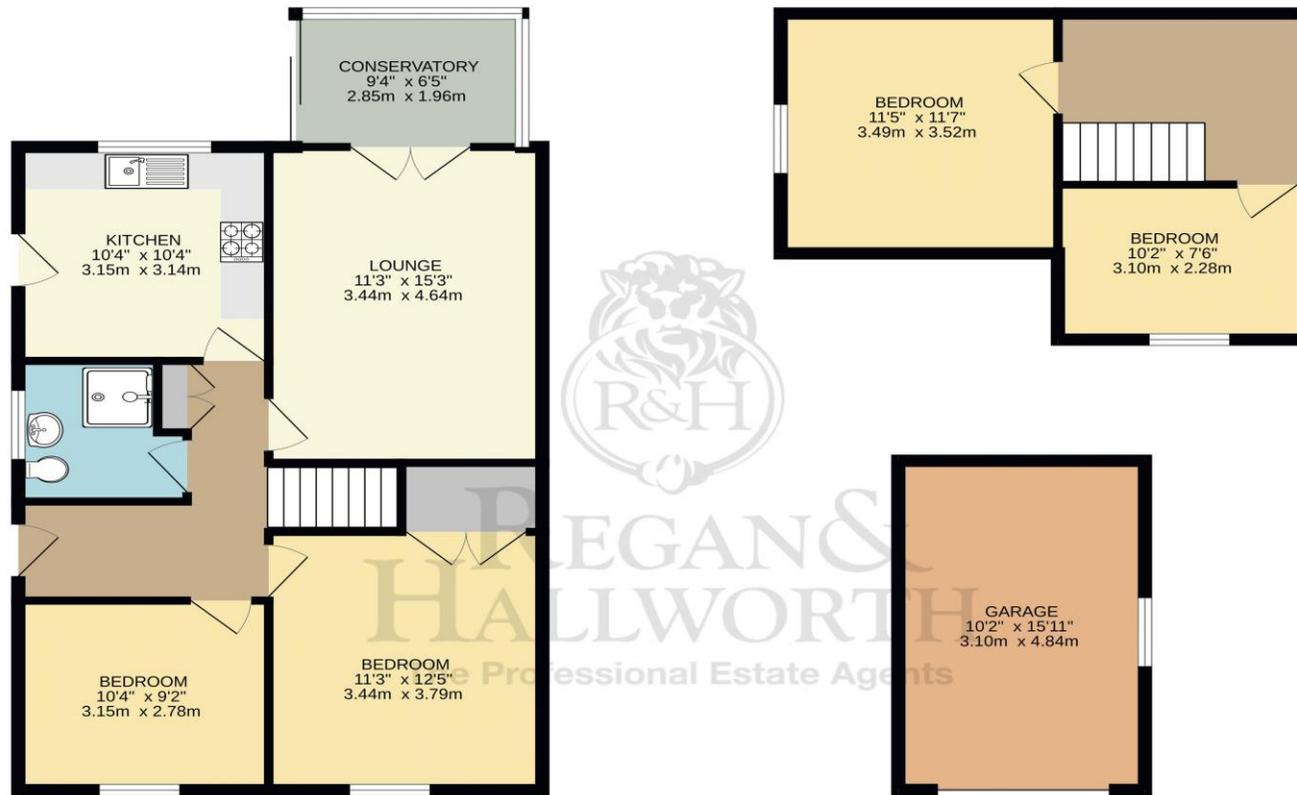
Located just off Gathurst Road on the hugely popular Derwent Road & offering close proximity to highly acclaimed schools, Orrell's shops and amenities plus the M6 / M58 motorway links - this well appointed semi-detached home is offered to the market with the added benefit of no chain delay & early inspection is essential.

Predominantly arranged across the ground floor, the home offers an impressive 1185 square feet in total & could appeal to a wide range of clients, from anyone seeking a home that is essentially laid out like a bungalow, to any buyers looking for a property that already has rooms upstairs, but could be extended further creating a particularly spacious family home.

In brief the property comprises; an entrance hallway, beautiful main lounge, a rear conservatory, fitted kitchen, two beds and a modern ground floor shower room. Upstairs there are two additional bedrooms. Externally there are gardens to the front & rear, with the rear being south facing. To the front a spacious driveway leads to a detached garage. Viewings are highly recommended. No chain delay.







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TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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