

FOR SALE

37, Mersey Road, Orrell, WN5 8NY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



37, Mersey Road, Orrell, WN5 8NY

Available for sale with no chain delay is this charming, traditionally built double-fronted true bungalow

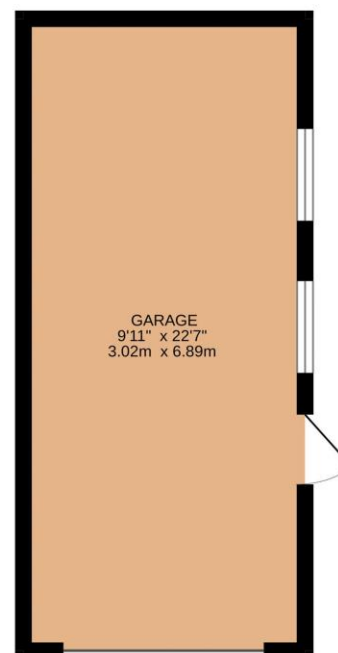
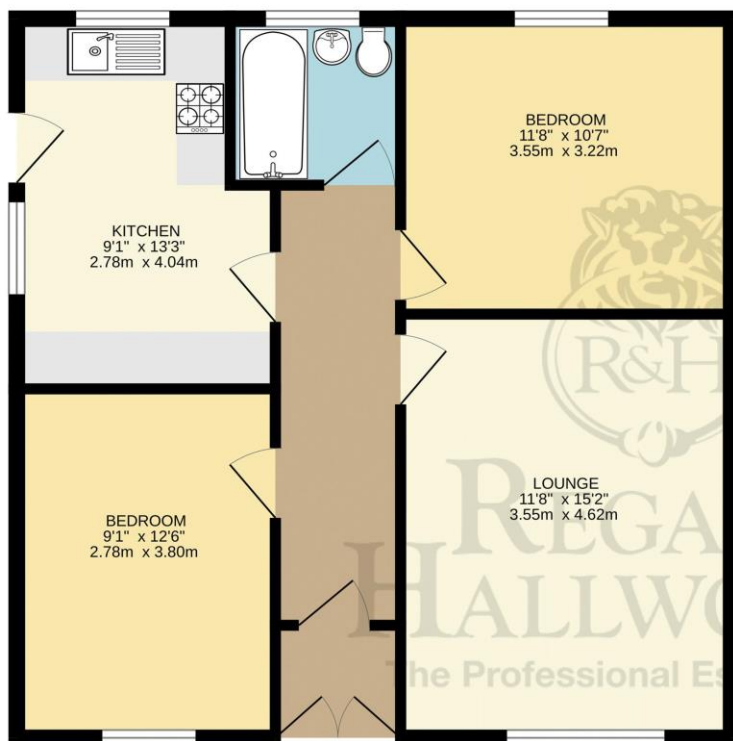


- Semi-detached true bungalow
- Good sized low maintenance gardens
- Two bedrooms
- No chain / Vacant possession
- New roof installed recently re-wired
- Driveway & detached garage
- Electric storage heating / Double glazing
- 872 SQFT

Featuring a classic design the bungalow has benefited recently from a new roof and re-wire and exudes character and charm. Available for sale with no chain delay, this charming, traditionally built double-fronted true bungalow is situated in the heart of the highly sought-after area of Orrell. This prime location offers the convenience of being within walking distance to a wide range of amenities, including shops, cafes, and schools. Additionally, it is less than a five-minute drive from both the M6 and M58 motorways, providing excellent transport links. Internally the accommodation briefly comprises entrance porch, inner hallway, large formal lounge / sitting room located to the front of the property and then a good-sized kitchen / dining room located to the rear offering a range of wall, base and drawer units along with space for a table and chairs and door leading out to the gardens. There are two excellent sized double bedrooms, one located to the front of the property and then other to the rear. Electric storage heaters and double glazing ensures the house is nice and warm. Externally the property has a walled garden to the front with a driveway leading down the side of the property to a detached single garage. To the rear there is a great sized garden with patio and lawn and a range of plants and shrubs. Internal inspection is highly recommended to truly appreciate the great potential with the property, its deceptive size and excellent location.







TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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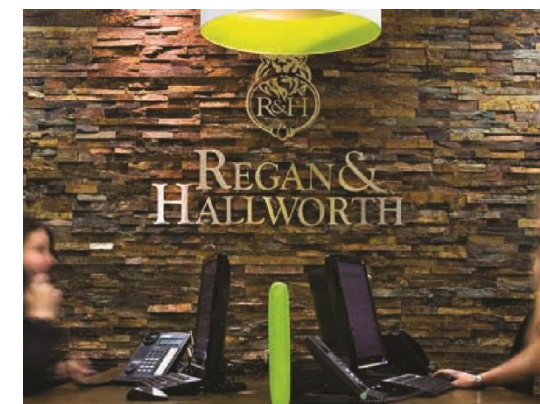
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com