

FOR SALE

38, Lodge Road, Orrell, WN5 7AT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



38, Lodge Road, Orrell, WN5 7AT

Impressive detached home offering 1522 SQFT & enjoying lovely views of Orrell Water Park.

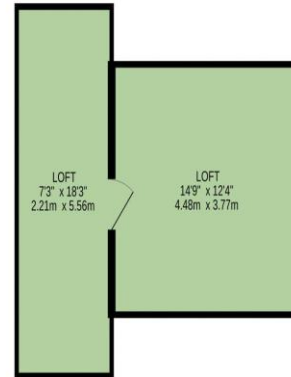
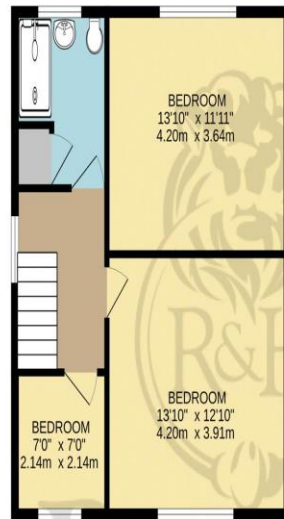
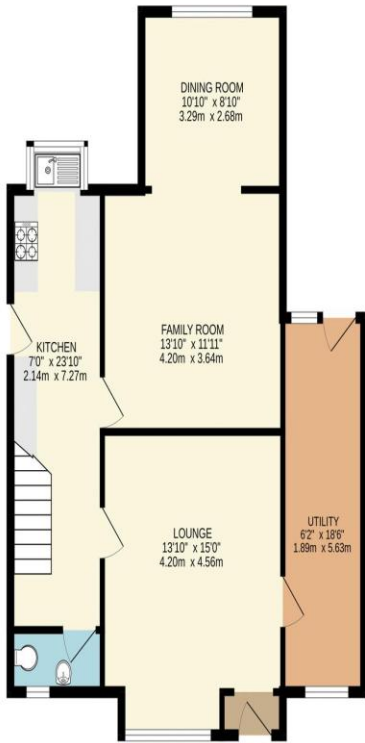


- Substantial detached family home
- Highly prized setting
- Impressive amount of floorspace
- Sunny westerly rear aspect
- 3 bedrooms / 3 reception rooms
- Lovely views of water park
- Sizeable loft space with potential
- 1522 SQFT

Boasting a wonderful peaceful setting and enjoying lovely waterside views overlooking Orrell Water Park to the front - this substantial detached family home offers considerable space & potential and must be viewed internally to be fully appreciated. Totalling a very generous 1522 square feet of living space, this impressive property is enviably located along Lodge Road, one of Orrell's most coveted settings, a pretty, tree-lined gem of a location that conveniently rests directly across and overlooks the picturesque Orrell Water Park. This prime location is also just a short walk to Orrell's various shops & amenities, outstanding schools plus train station. Internally, the home is set across two floors, plus a very sizeable loft (which is accessed by a drop down ladder but is more than large enough to be converted into a superior master suite) In brief the home comprises; three large reception rooms (including a rear extension), a fitted kitchen with wc / cloaks (which has the potential to be knocked through, creating a more contemporary open plan design). Upstairs there are three good sized bedrooms, a modern 3-piece family bathroom which is only 18 months old plus access to the large loft room. Externally there are gardens to the front and rear, with the rear enjoying a westerly aspect & lots of privacy. Furthermore, there is a large detached garage to the rear for additional storage / parking. To the front is an ample driveway too for off road parking. The home is warmed by gas central heating & the boiler is only 4yrs old. Early viewings are highly recommended on this wonderful, individual character home.







REGAN & HALLWORTH

The Professional Estate Agents

TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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

rightmove



LR Finance

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