

FOR SALE

7, Coleridge Avenue, Orrell, WN5 8HS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



7, Coleridge Avenue, Orrell, WN5 8HS

An Exceptional Extended Family Home Offering Over 1,460 Sq. Ft. of Versatile Living Space.



- Substantially extended to side & rear
- Bi-fold doors to south-facing garden
- Two versatile reception rooms
- Large driveway & integral garage
- Stunning open-plan kitchen diner
- Four bedrooms (three generous doubles)
- Prime residential location
- 1462 SQ.FT.

Situated just off the ever-popular Shelley Drive, this impressive detached family home has been skilfully and substantially extended to the side and rear, creating over 1,460 sq. ft. of beautifully designed living space perfectly suited to modern family life. Combining generous proportions with stylish interiors and outstanding entertaining space, the property enjoys a large plot with a block-paved frontage providing ample off-road parking, an integral garage and a beautifully maintained south-facing rear garden. At the heart of the home lies a superb open-plan kitchen and dining room, thoughtfully designed for everyday family living and entertaining alike. Flooded with natural light, bi-fold doors open effortlessly onto the sunny rear garden, creating a seamless indoor-outdoor lifestyle that's perfect for summer gatherings, family barbecues and relaxing evenings. The accommodation is wonderfully versatile, featuring two generous reception rooms that offer flexible spaces for entertaining, family time or working from home. Upstairs, four well-proportioned bedrooms provide excellent accommodation for growing families, complemented by a contemporary family bathroom. Outside, the private south-facing garden offers a fantastic space for children to play and adults to unwind, while gated side access, the integral garage and generous driveway further enhance the practicality of this exceptional home. Beautifully presented throughout and benefiting from gas central heating and double glazing, this outstanding property offers the perfect blend of space, style and lifestyle in one of the area's most sought-after residential locations.







TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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