

FOR SALE

29, Orrell Road, Orrell, WN5 8EY

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

 ESTD
1996



29, Orrell Road, Orrell, WN5 8EY

A superb end townhouse totalling a generous SQFT of living space.



- Stunning end townhouse
- Impressive open plan design
- Generous amount of floorspace
- South facing rear garden
- 4 bedrooms / 1 reception rooms
- Newly fitted kitchen with island
- Parking to rear
- 1162 SQFT

Set across three floors and totalling a generous 1162 square feet of impeccably presented & significantly enhanced living space - this exceptional end townhouse boasts numerous key features that help elevate it over the competition & would be ideal for any young professionals or first time buyers seeking superb value for money and a home they can simply move straight into.

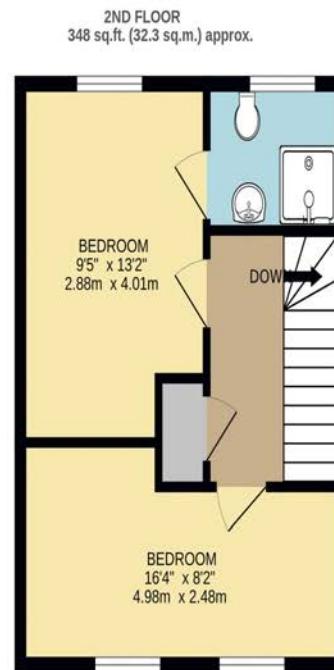
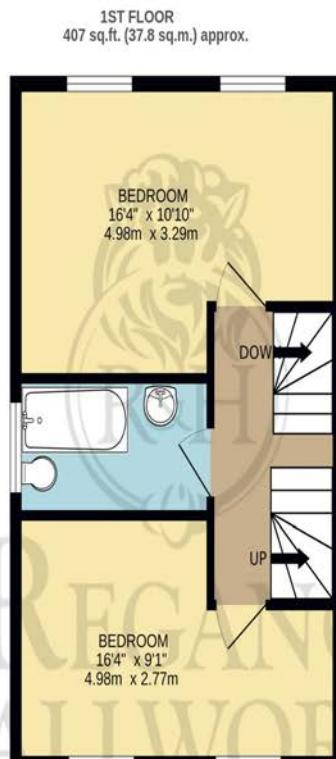
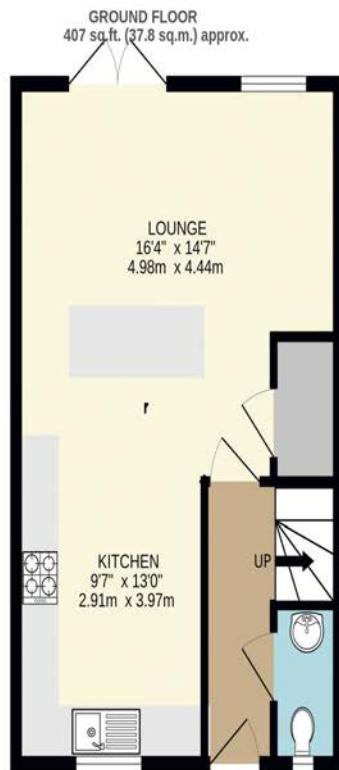
This superior home simply must be viewed to be fully appreciated & in brief comprises; a main entrance hallway with wc / cloaks leading into a contemporary open plan ground floor design with a newly fitted high spec kitchen with dining island into a living area with media wall and French Doors that open out onto the garden. The kitchen itself boasts a range of integrated appliances. To the first floor is a lounge / potential 4th bedroom, a bedroom, plus a modern principal bathroom with a further two beds, and smart en-suite to the master bed.

Externally the rear garden is larger than other gardens along the row, plus it enjoys a sunny, south facing aspect & therefore sun all day, there is also parking to the rear. Locally, the property conveniently sits a stone's throw to some excellent local schools, numerous shops / cafes and the M6 / M58 motorway link. Early viewings are highly recommended. Council Tax Band: C. Tenure: Leasehold (£12.50 p/a, length TBC). Maintenance Fee: £100 p/a (to be confirmed by a legal representative). Early viewing is strongly recommended to appreciate all this superb home has to offer.





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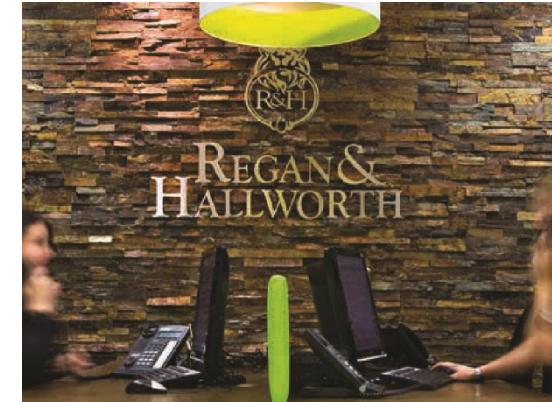
TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

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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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.



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