

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.



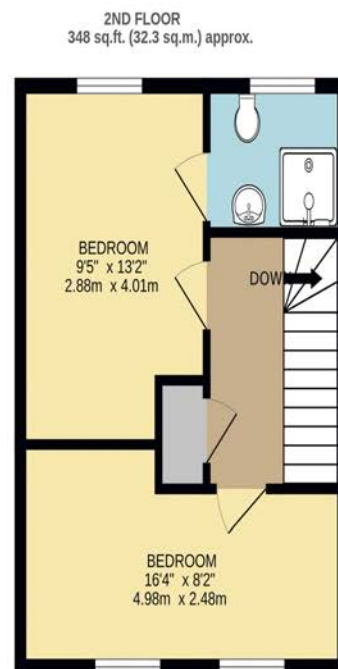
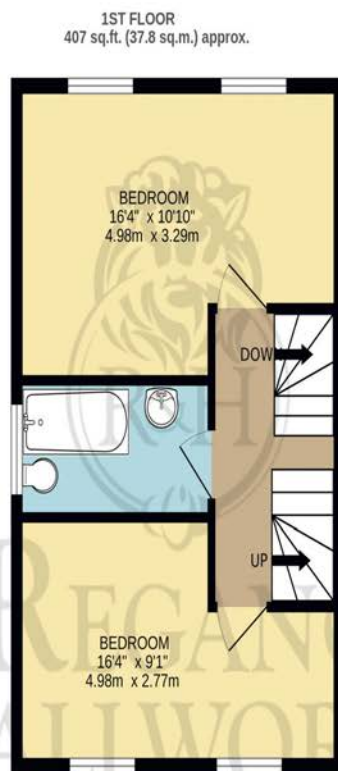
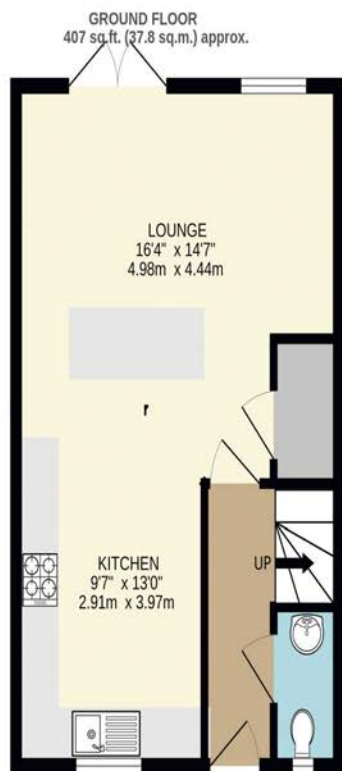
- Stunning end townhouse
- Impressive open plan design
- Generous amount of floorspace
- South facing rear garden
- 4 bedrooms / 1 reception rooms
- Newly fitted kitchen with island
- Parking to rear
- 1162 SQFT

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.

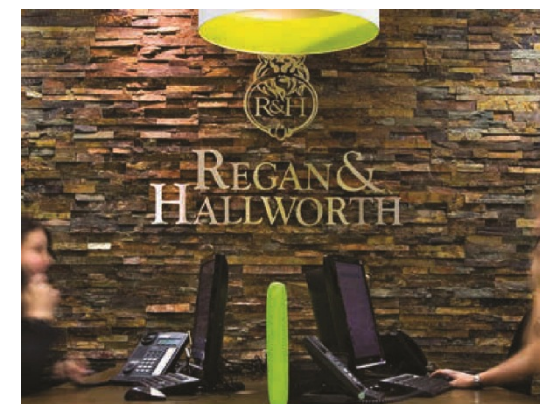




TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

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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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

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@reganhallworth

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www.reganandhallworth.com