

FOR SALE

87, Gathurst Road, Orrell, WN5 8QJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Fully renovated high spec family home finished to the highest of standards throughout.

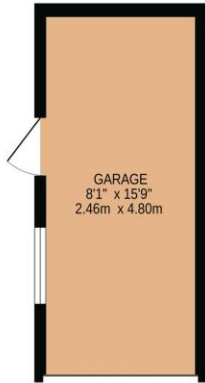


- Stunning 1930s semi-detached home
- Extensive scheme of renovation
- Superb open plan design
- Sunny westerly rear aspect
- 3 bedrooms / 2 reception rooms
- Luxury, high spec finish throughout
- Lovely open views to the rear
- 1098 SQFT

Boasting high spec, modern interiors which have been blended effortlessly with 1930s style period detail - this quite stunning traditional semi-detached home is enviably positioned along the hugely popular Gathurst Road in Orrell and enjoys pleasant aspects backing onto open farmer's fields at the rear. Bought and extensively modernised throughout, the home has been subject to an exacting scheme of renovation that has resulted in a turn-key home perfectly suited to any young families or first time buyers looking to get onto the property ladder. The list of improvements covers everything from a full re-wire, all new plumbing, boiler & radiators, fresh plasterwork throughout, all new skirting boards, doors and architraves, plus most of the windows being replaced. Furthermore, some clever remodelling, a sleek fitted kitchen & smart bathroom suite finish the renovation. In brief the property comprises; an entrance hallway, elegant main lounge to the front with lovely feature rounded bay window. Beyond this, there is a stunning open plan living kitchen diner which is comfortably the property's stand out feature & should prove very popular with buyers. Boasting a smart central breakfast bar, a range of integrated appliances, low spot lighting and spacious dining area, this immaculate and practical kitchen is perfect for entertaining or for family life. Beyond the kitchen is a rear conservatory with pleasant views of the garden plus a useful wc / cloaks. Upstairs there are three good sized bedrooms, with the master benefiting from quality fitted units, plus the stylish principal bathroom suite. Externally, the garden to the rear is mature and comprises a spacious lawn area and beautiful open views across fields. The rear also enjoys a westerly facing aspect and therefore lots of late summer sun. To the front is a driveway with off road parking & access through to a detached garage with newly installed roof. The property is brimming with notable kerb appeal courtesy of the freshly rendered frontage & the home is available with no onward chain. Early viewings are highly recommended.







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TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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 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.

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