TO LET

37, Latham Lane, Orrell, WN5 0JQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents



37, Latham Lane, Orrell, WN5 0JQ

Stunning 3 bed semi offering the perfect blend of modern living and rural charm



- Outstanding three bed home
- Stylish open plan design
- Ample off road parking
- Gas central heating / Double glazing
- High end finish
- Lovely private gardens
- Open views over local farmland
- 767 SQ.FT.

Available to let is this traditional semi-detached house boasts a stunning contemporary interior comprising three bedrooms plus a highly sought after semi-rural location with open views over local farmland to rear. Nestled in the tranquillity of a quiet lane in the sought-after village of Orrell, this 3-bedroom semi-detached house has both Orrell and Pemberton centres nearby, offering a range of amenities and conveniences including two train stations and excellent motorway networks to both Liverpool & Manchester.

Decorated in neutral tones throughout, the interior features a modern open-plan layout that allows natural light to flood the living spaces. The versatile open-plan living/dining area is enhanced by French doors leading out to the rear garden, perfect for entertaining or enjoying the peaceful vistas. The fully-fitted modern kitchen includes a breakfast bar and top-of-the-line appliances, catering to the needs of any aspiring home cook, while a ground floor WC provides convenience for guests. Upstairs, the high standards continue with three well-proportioned bedrooms, providing ample accommodation for families or guests. These are complemented by a stylish principal bathroom offering a three-piece suite in white.

The rear garden features a lawn area, ideal for children to play or for hosting gatherings with family and friends, while the patio offers a charming spot for al fresco dining or soaking up the sun. The front of the property includes a neatly presented garden and off-road parking, ensuring convenience for residents and guests alike. This property perfectly encapsulates the essence of contemporary countryside living, providing a unique opportunity for discerning tenants seeking a peaceful retreat to call home.



























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GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



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TOTAL FLOOR AREA : 767 sq.ft. (71.3 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
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com

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