

FOR SALE

2, Thames Drive, Orrell, WN5 8NS



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Exceptional, fully renovated true bungalow with spacious corner plot.



- Immaculate semi-detached bungalow
- Exceptional, renovated space
- Superb kitchen & bathroom
- Available chain free
- 2 bedrooms / 1 reception room
- Remodelled design
- Landscaped corner plot
- 853 SQFT

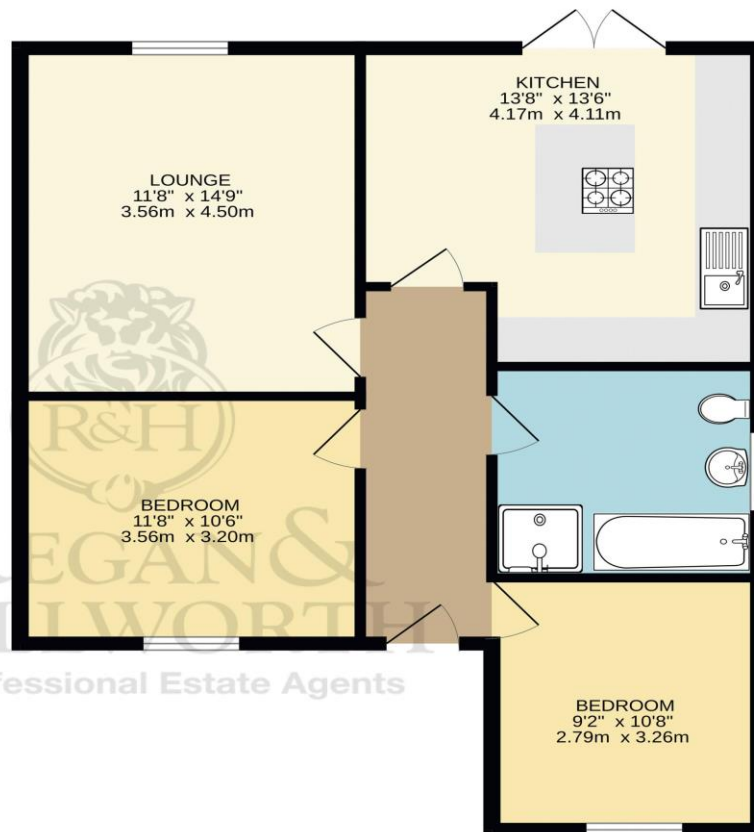
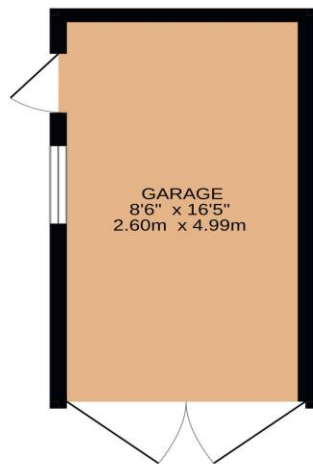
Resting within a generous corner plot with superb, landscaped gardens & a sunny, south facing aspect - this impeccably presented semi-detached true bungalow would be the ideal purchase for any clients seeking a turnkey home & early inspection is essential. Offered to the market with the additional benefit of no chain delay, the property would be most suited to any retired clients seeking the convenience of one floor living. The property has undergone a complete transformation over the last 12 months, having been knocked back to brick, remodelled & expertly renovated. The heating system, electrics, windows, floors and walls were all renewed & a sleek, bathroom and kitchen installed.

In brief the property comprises; an entrance hallway, 2 beautifully presented bedrooms, a lovely main lounge with feature fireplace, stunning remodelled 4-piece principal bathroom suite with walk-in shower, plus the exceptional fitted kitchen with a range of integrated appliances, central island unit & French Doors that open out onto the garden.

Externally the bungalow rests on an impressive south facing corner plot, with gardens extending to the front, side and rear. The rear has been professionally landscaped & is finished with quality Indian stone paving, stocked borders & new fencing. There is also a driveway & detached garage. Viewings are highly recommended. No chain delay.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 853 sq.ft. (79.2 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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