

170, Ormskirk Road, Newtown, WN5 9ED



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Impressive terraced home representing an outstanding opportunity for first-time buyers

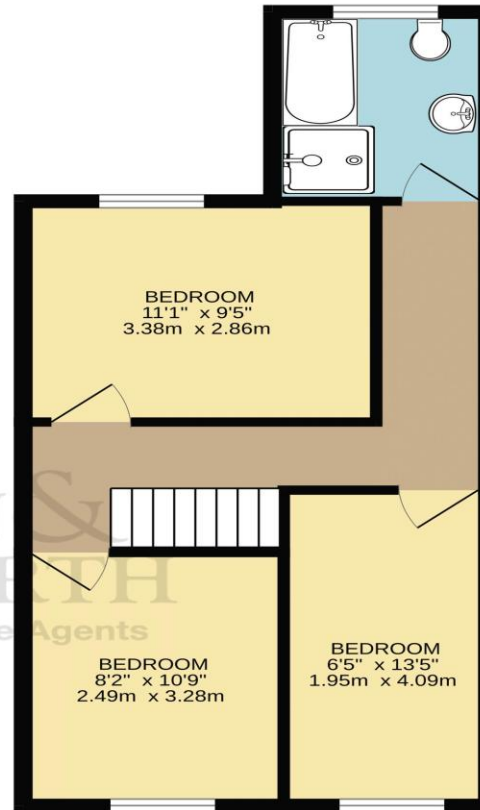
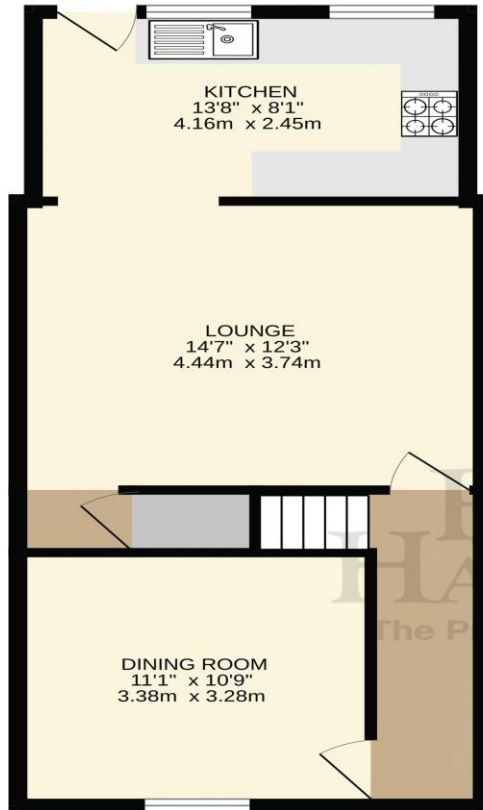


- 3 bedroom terrace house
- Two-storey outrigger & extension
- Walk to Robin Park Retail Park
- Ideal first home or investment
- Much larger than expected
- Spacious accommodation throughout
- Close to Wigan town centre
- 914 SQ.FT.

Keenly priced and offering far more space than first meets the eye, this impressive terraced home represents an outstanding opportunity for first-time buyers, young families and investors alike. Conveniently positioned along Ormskirk Road, the property enjoys a highly accessible location within easy reach of the excellent shopping, restaurants and leisure facilities at Robin Park Retail Park, together with local schools, public transport links, Wigan town centre and the region's motorway network, making it ideal for commuters. Internally, this deceptively spacious home has been significantly enhanced by a substantial two-storey outrigger together with a ground floor extension, creating accommodation that is considerably larger than many traditional terraced properties. Offering generous living space throughout, it provides excellent versatility for modern family life whilst remaining ready for immediate occupation. Whether you're taking your first step onto the property ladder, upsizing from an apartment or searching for a buy-to-let investment with strong appeal, this well-presented home combines space, convenience and outstanding value in equal measure.







TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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