

Chez nous, Ackhurst Lane, Orrell , WN5 0LW



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Outstanding detached home with large gardens and an excellent Annex to the rear.



- Exceptional detached family home
- Great sized reception rooms
- Four great sized bedrooms
- Large gardens and driveway
- Large annex to the rear
- Well equipped fitted kitchen
- Family bathrooms / cloak room wc
- 2526 SQ. FT.

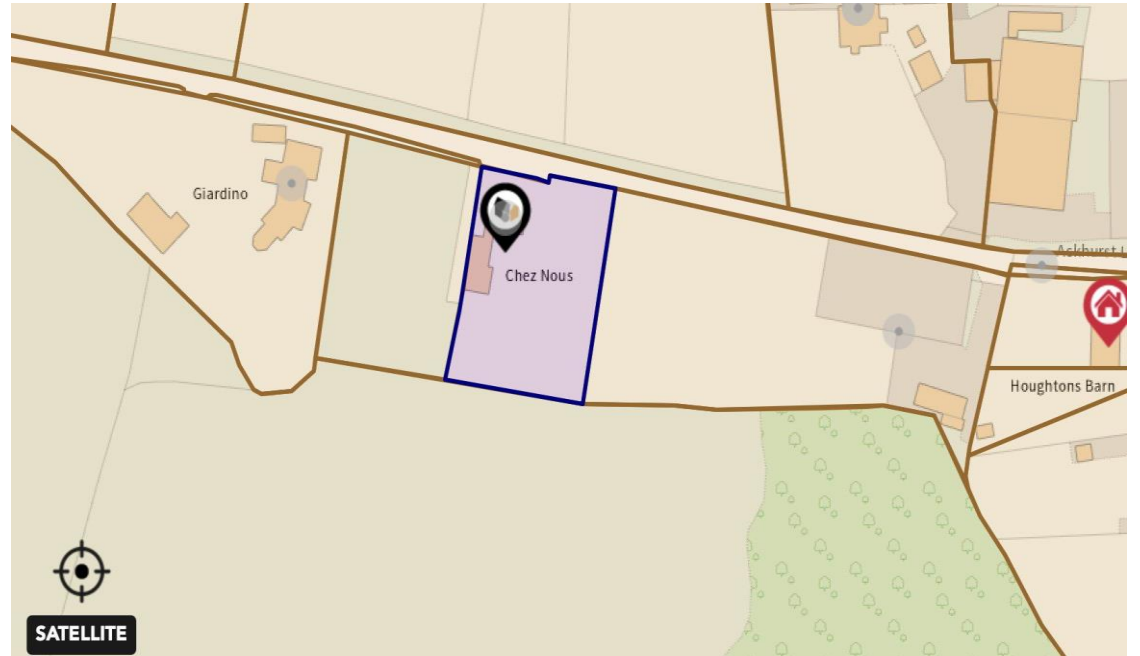
This is an exciting and rare opportunity to purchase a superb, detached home, set in a semi-rural location with an excellent self-contained annex to the rear. Situated along Ackhurst Lane in the ever-popular area of Orrell, the property is surrounded by some of Lancashire's most desirable countryside. Locally, there is a range of excellent schools and colleges for all ages, strong public transport links (including a nearby train station), and outstanding countryside walks right from the doorstep. It is also just a short drive to the M6 and M58 motorway networks.

The main residence offers spacious and versatile accommodation. In brief, this comprises an entrance hallway, a large formal lounge/sitting room with stunning views, a family bathroom, a separate dining room, a well-equipped fitted kitchen, and a utility room with a cloakroom/WC. On the first floor, there are three well-proportioned bedrooms, a modern fitted shower room, and a separate cloakroom/WC. Access from the utility room leads into a large, oversized double garage, which offers significant potential for conversion into further reception rooms or bedrooms.

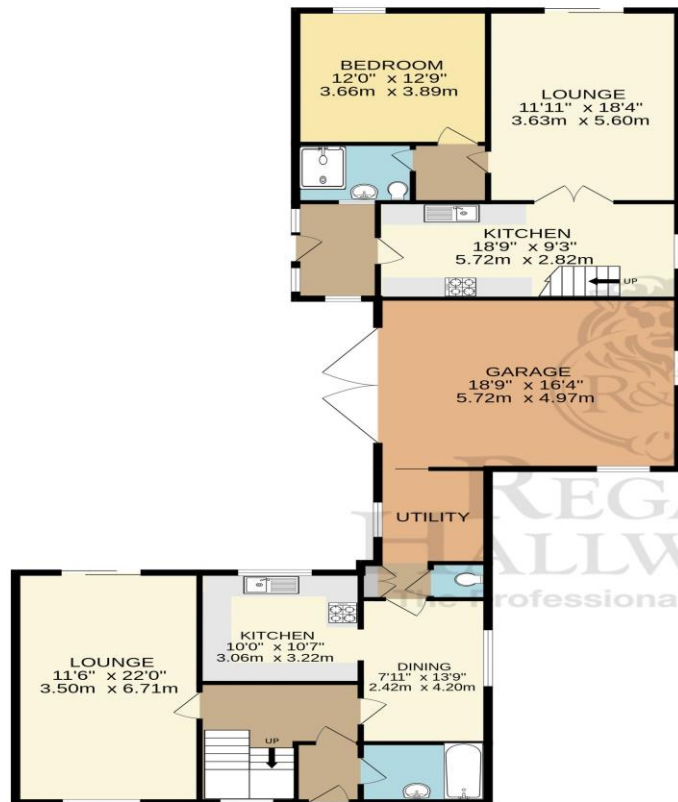
The Annex is accessed via the rear and comprises an entrance hall/porch, a well-equipped kitchen/diner, and a large lounge with doors leading out onto the patio and gardens. It further includes an inner hallway, a modern shower room, and a generous double bedroom. Stairs from the kitchen lead to a large attic/storage room, which has previously been utilised as an office, playroom, or occasional bedroom.

Externally, this impressive property is surrounded by mature, well-maintained gardens to the front, side, and rear, alongside ample off-road parking. Internal viewings are highly recommended to appreciate the scale and setting of this home.

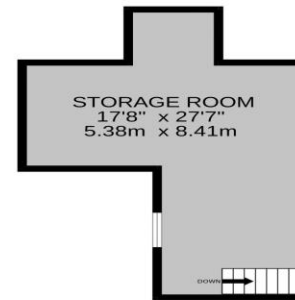




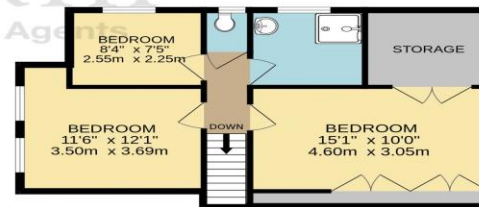
GROUND FLOOR
1683 sq.ft. (156.4 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.

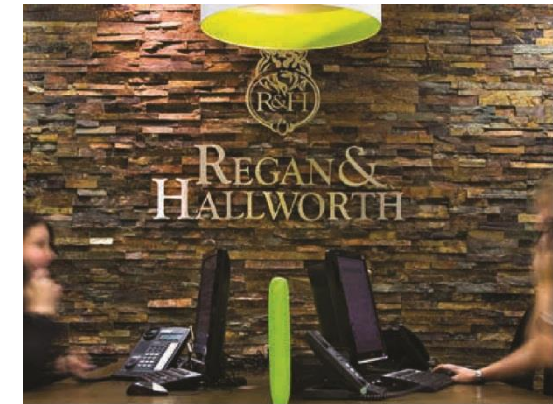


1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 2526 sq.ft. (234.7 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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