

FOR SALE

18, Orrell Gardens, Orrell, WN5 8NA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



18, Orrell Gardens, Orrell, WN5 8NA

Beautiful 1930s semi-detached home with sunny, south facing rear garden



- Beautiful 1930s semi
- Superbly presented throughout
- Centrally located in Orrell
- Sunny, south facing aspect
- 3 bedrooms / 2 reception rooms
- Ideal starter home / young family
- Larger than average size
- 950 SQFT

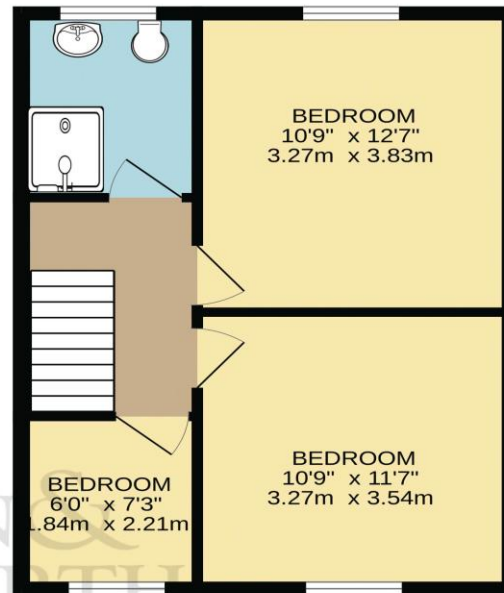
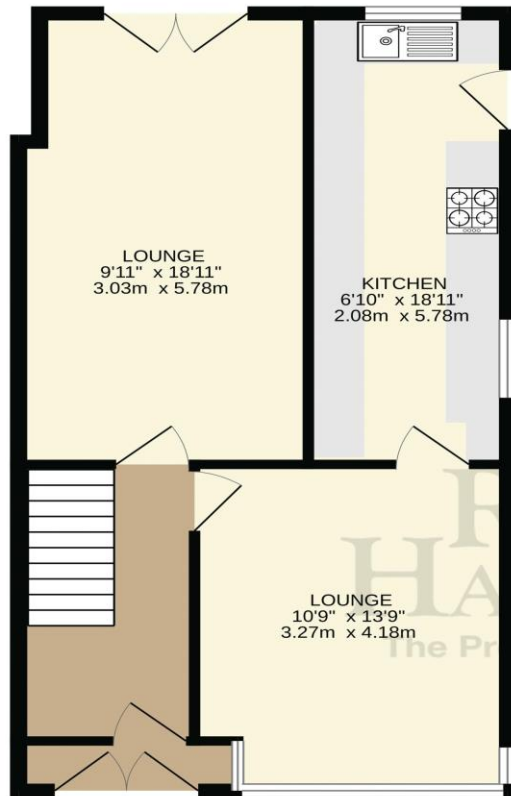
Ideally located on the popular Orrell Gardens, a quiet little residential setting tucked away just off Orrell Road & close to the area's highly acclaimed schools, numerous amenities and the M6 / M58 - this superbly presented semi-detached family home is the ideal purchase for any young families looking to get onto the property ladder & simply must be viewed to be fully appreciated. Totalling a generous 950 square feet of superb living space, the home has benefited from fresh decoration & a lovely balance of 1930s sensibilities with a modern feel too.

In brief this beautiful home comprises; a welcoming & spacious entrance hallway, a pretty front lounge with feature fireplace, a large rear extended sitting room with elegant fireplace, plus the extended modern style fitted kitchen (which has the potential here to be knocked through to create a more open plan design, should clients wish to). Upstairs, there are three generously sized bedrooms, two of which have fitted units, plus there is a smart, fully tiled principal shower room which was installed just 4 years ago.

Externally the home has landscaped gardens to both the front and rear, with the rear garden being private & benefiting from a large decked patio area for sitting out & enjoying the south facing aspect, plus a low maintenance synthetic lawn. Early viewings are highly recommended on this excellent family home.







TOTAL FLOOR AREA : 950 sq.ft. (88.2 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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