

FOR SALE

22B, Edge Hall Road, Orrell, WN5 8TL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



22B, Edge Hall Road, Orrell, WN5 8TL

Impressive executive detached located in a highly prized area of Orrell.



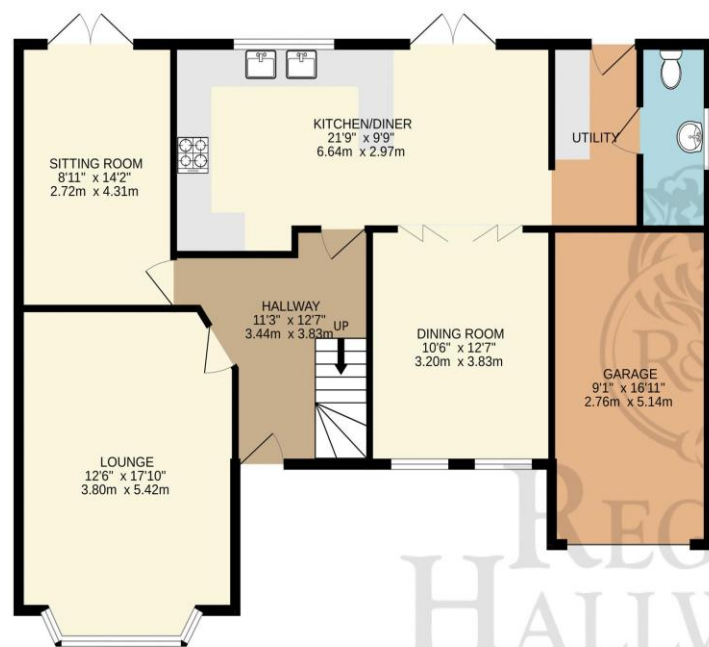
- Impressive executive detached home
- Generous amount of floorspace
- Lovely private plot
- Close to amenities / train station
- 4 sizeable bedrooms
- Highly coveted, quiet setting
- Sunny, south facing aspect
- 1821 SQFT

Enviably tucked away down the highly prized Edge Hall Road, a lovely quiet lane in Orrell, located just off Church Street - this peaceful little spot often proves very popular with buyers because of its balance of privacy & seclusion yet conveniently being within touching distance of the village's shops / amenities & only a stone's throw of the train station. The property itself is an executive detached family home set across two floors & an impressive 1821 square feet of well planned living space that would be perfect for a growing family looking for lots of space in a wonderful setting. In brief this superb family home comprises; a large and welcoming entrance hallway, three good sized reception rooms, plus a superb open plan kitchen diner which is finished with a range of integrated appliances, solid oak worktops, a breakfast bar plus French Doors that open out onto the garden. Beyond the kitchen is a useful utility room. Upstairs there are four good sized bedrooms with the superior master bed benefitting from an en-suite plus there is a principal bathroom suite. Externally the plot here is another key feature of the home, the garden to the rear enjoys a sunny south facing aspect plus an extensive Indian Stone patio area for sitting out. To the front is a spacious double driveway which provides ample off road parking & access to the integral garage. Early viewings are highly recommended.

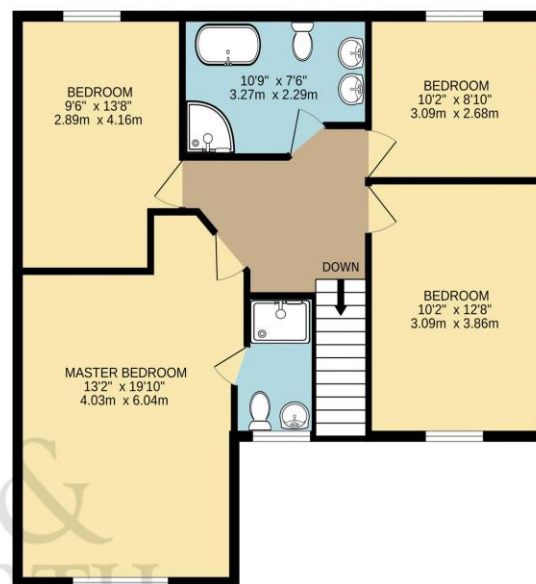




GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1821 sq.ft. (169.2 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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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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