

FOR SALE

56, Brook Lane, Orrell, WN5 8JG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



56, Brook Lane, Orrell, WN5 8JG

Spacious semi-detached family home in quiet setting & available chain free.



- Spacious semi-detached home
- Impressive amount of floorspace
- Quiet, private setting
- Available chain free
- 3 bedrooms / 2 reception rooms
- Generous overall plot
- Ideal family home
- 1272 SQFT

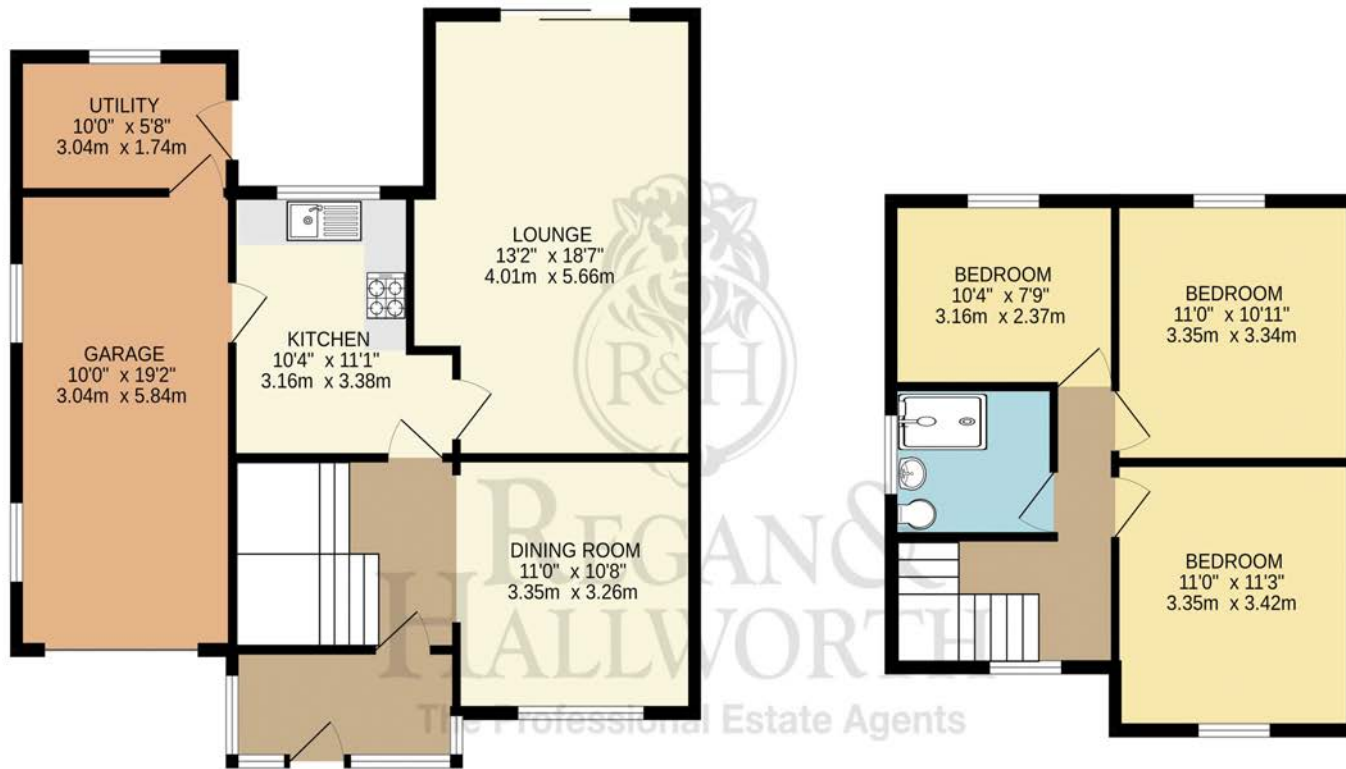
Enviably located at the top end of Brook Lane in a lovely quiet setting & offered to the market with the added benefit of no chain delay - this impressive & generously sized 1950s semi-detached family home is brimming with potential and early viewings are highly recommended.

Ideal then for any clients seeking a spacious property they can make their own, the home provides a sizeable 1272 square feet of living space, making it as large as many 4 bed detached homes, plus there is ample room to the side and the rear to extend the property, creating a superior family home without the worry of compromising on outdoor space (all subject to necessary planning). Internally, the property is set across two floors that in brief comprise; a main entrance hallway, dining room to front, a very sizeable rear lounge plus a fitted kitchen, with access into the attached garage & rear utility room. Upstairs, there are three bedrooms plus a principal shower room.

Externally, the plot here really impresses - the rear garden opens up and is substantial, mature & very private offering considerable potential to extend. To the front is a spacious driveway with access to the attached garage. Locally, highly acclaimed schools are all within easy reach, as are the area's numerous shops, amenities, pubs and M6 / M58 motorway links. Early viewings are essential. No chain delay.





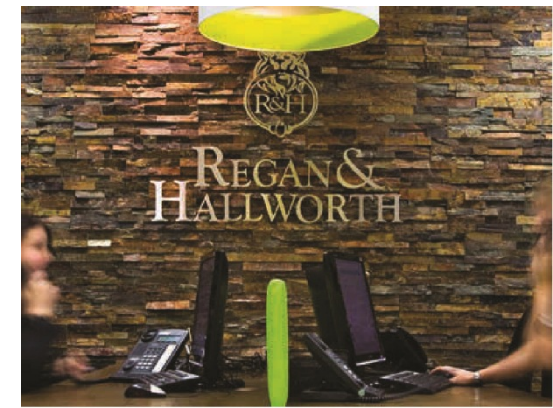


TOTAL FLOOR AREA : 1272 sq.ft. (118.1 sq.m.) approx.

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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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