

FOR SALE

22, Manse Avenue, Wrightington, WN6 9RP

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 22, Manse Avenue, Wrightington, WN6 9RP

*A spacious 3 bed detached family home in highly coveted semi-rural village location.*



- Distinctive detached family home
- Semi-rural village location
- Three good sized bedrooms
- Conservatory with insulated roof
- Extended & remodelled
- Not overlooked to rear
- Stylish open plan kitchen diner
- 1376 SQ.FT. / Freehold roof

Tucked away in a highly prized cul-de-sac development in the popular village of Wrightington this unique detached home has been cleverly extended and remodelled to provide spacious three bedroomed accommodation that must be viewed to be fully appreciated. A double storey extension to the side plus a stylish conservatory with insulated roof have added considerable extra square footage as well as improving the layout significantly with upstairs now featuring three good sized bedrooms plus a family bathroom. Downstairs a large hallway and new entrance door has been added with access to a ground floor WC for convenience. The hallways seamlessly flows into a stylish open plan kitchen diner which is fitted with a range of modern wall and base units incorporating a central island and breakfast bar, built in appliances and solid wood worktops. Located to the front of the property is a spacious and well-lit lounge with feature fireplace while the dining area has French doors that open into the recently insulated conservatory that provides another family room overlooking the gardens. Upstairs the house is notable for featuring three good sized bedrooms and a larger than average four piece bathroom with bath and separate shower cubicle.

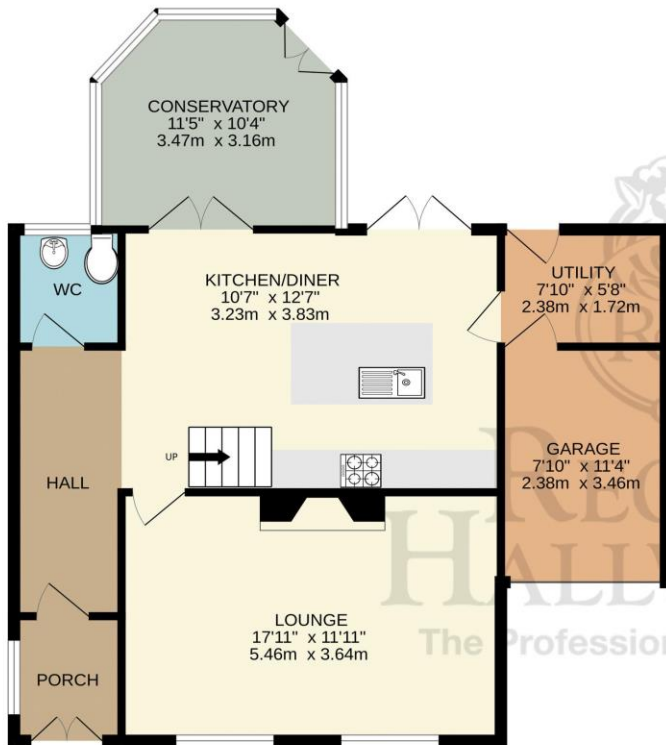
Outside the property boasts gardens to the front and rear. The front garden has been majority block paved to provide ample off road parking and leads to an attached garage for valuable storage to the front and a utility room to the rear (which can be accessed from the kitchen) The rear garden is fully enclosed and is not overlooked. It is an ideal garden for families with a lawned area and attractive paved patio.



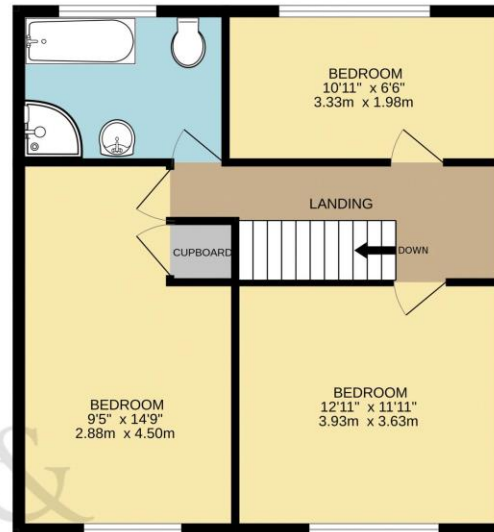




GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

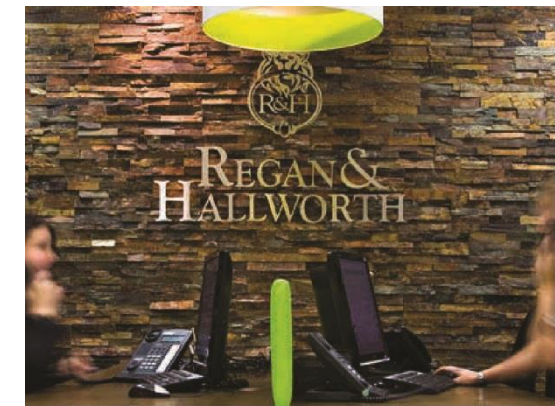


1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.9 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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**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com



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