

FOR SALE

112, Mossy Lea Road, Wrightington, WN6 9RD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



112, Mossy Lea Road, Wrightington, WN6 9RD

Deceptively spacious detached bungalow providing some 1506 SQFT of living space



- Impressive detached home
- Highly prized main road setting
- Spacious L shaped conservatory
- Available chain free
- 4 bedrooms / 2 reception rooms
- Deceptive amount of SQFT
- South-westerly facing plot
- 1506 SQFT

Positioned along the highly prized Mossy Lea Road, in the beautiful semi-rural parish of Wrightington & totalling a generous 1506 square feet of living space, this very deceptive detached family home has been significantly extended over the years to create the flexible & impressive living space it is today. Originally built as a beautiful, double-fronted 1930s bungalow, the home has benefited from a large L shaped rear conservatory that has much improved the flow and layout of the ground floor, plus because of a full width dormer in the roof, the upstairs has been cleverly expanded from its original design to create three bedrooms plus an en-suite bathroom.

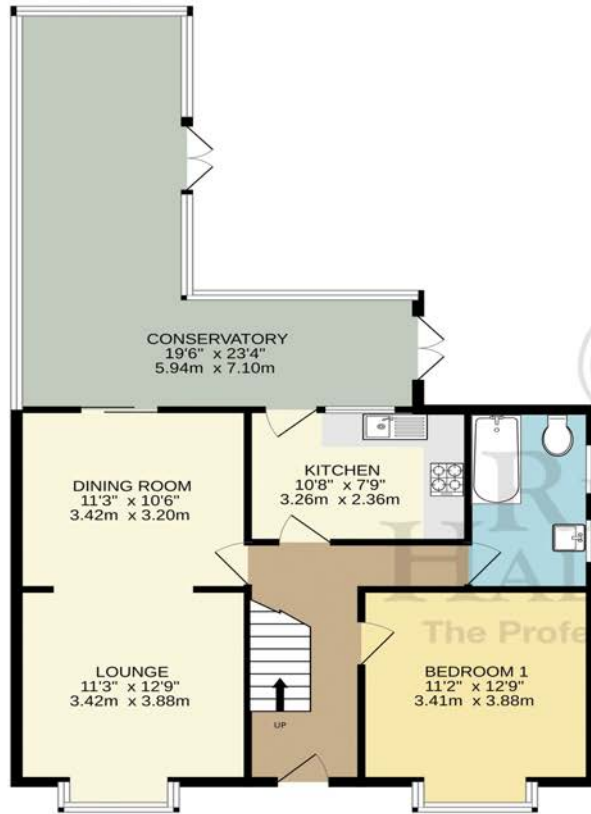
Suitable for a wide range of clients then, from growing families in need of space, to anyone seeking a bungalow-style layout with a ground floor bedroom & bathroom. In brief the property comprises; a welcoming hallway, a front lounge which leads into the rear dining room, a ground floor bedroom / potential second lounge, a modern principal bathroom suite, a modern fitted kitchen which flows effectively into the large rear conservatory which overlooks the pretty, mature rear garden. Upstairs there are a further three bedrooms, with the master benefitting from an en-suite.

Externally, the home sits on a good sized overall plot is set well back from the road. The front offers two separate driveways with ample off road parking, whilst to the rear a very private rear garden that enjoys a sunny, south-westerly orientation. There are wonderful open fields just off the rear with various countryside trails and walks, plus the home sits within easy access of the M6 motorway and the area's various pubs & eateries. Early viewings are highly encouraged on this superb property. FREEHOLD. No chain delay.

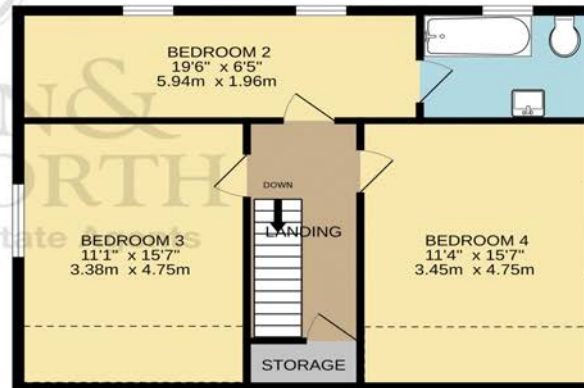




GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.

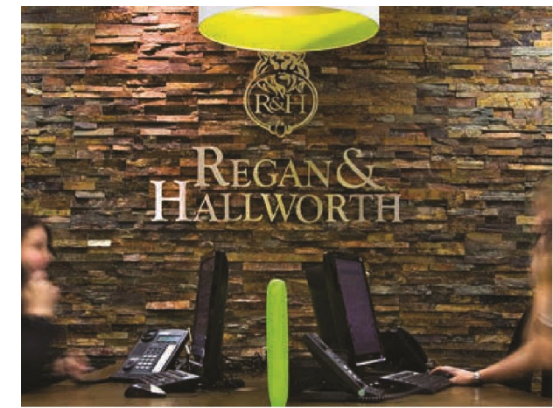


1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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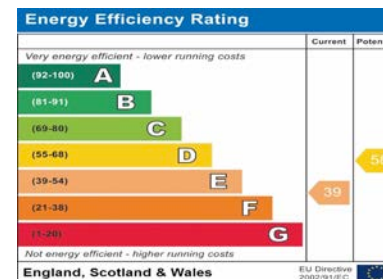
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