

FOR SALE

269, Mossy Lea Road, Wrightington, WN6 9RN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



269, Mossy Lea Road, Wrightington, WN6 9RN

Wonderful stone cottage offering lovely internal presentation & off road parking to front.



- Stunning stone cottage
- Wonderful presentation
- Highly prized semi-rural setting
- Off road parking to front
- 2 bedrooms / 1 reception room
- Quality fitted kitchen & bathroom
- Pretty, courtyard garden to rear
- 870 SQFT

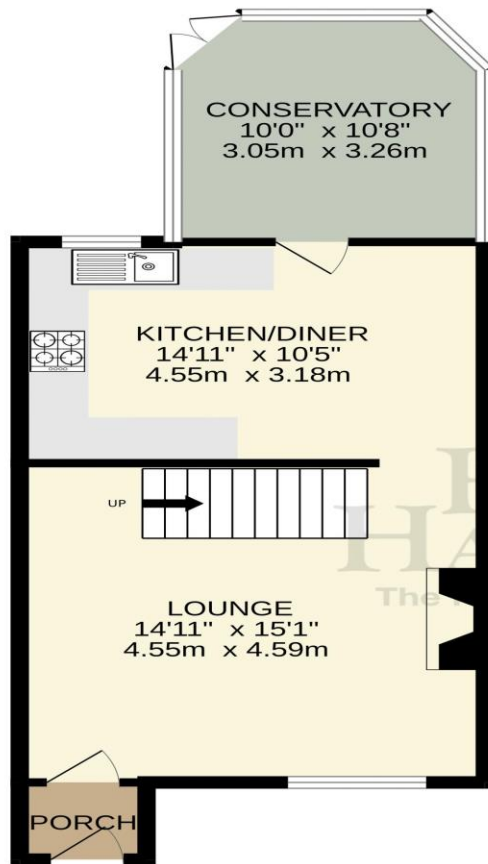
Enviably positioned along the highly prized Mossy Lea Road, in the beautiful semi-rural parish of Wrightington - this superb, semi-detached stone cottage would be ideal for a wide range of buyers, from any young professionals looking to get onto the property ladder, to any clients downsizing and wanting of stunning home of genuine quality. Internally the property is impeccably presented throughout, plus is brimming with numerous charming cottage features, such as timber beams, exposed stone feature walls & large fireplace; all of which are complimented perfectly by the home's more modern touches such as the modern Upvc conservatory, the superb fitted kitchen & the stunning principal bathroom suite. The property is arranged over two floors & comprises in brief of; a pretty stone front porch, cosy lounge with smart log burner & beautiful exposed stone chimney, which in turn flows nicely into the beautiful kitchen diner with slate tiled floor, plus there is a rear Upvc conservatory. Upstairs there are two bedrooms with the home enjoying wonderful views toward Rivington in the distance, plus there is a quality fitted principal bathroom.

Externally the home benefits from a beautiful, cottage-style rear courtyard garden which is walled, very private and stocked with various pretty plants and trees. To the front is a smart Indian Stone driveway which provides off road parking. Locally the property is enviably positioned along the prestigious Mossy Lea Road, a highly prized main road setting & rests within the pretty village of Wrightington & just on the outskirts of Standish. The property is within easy reach of the area's various shops, amenities and acclaimed schools, plus numerous trails, local walks & just a stone's throw to the M6 motorway. Viewings are essential to appreciate the quality and charm of this stunning home. FREEHOLD. Council Tax Band B.

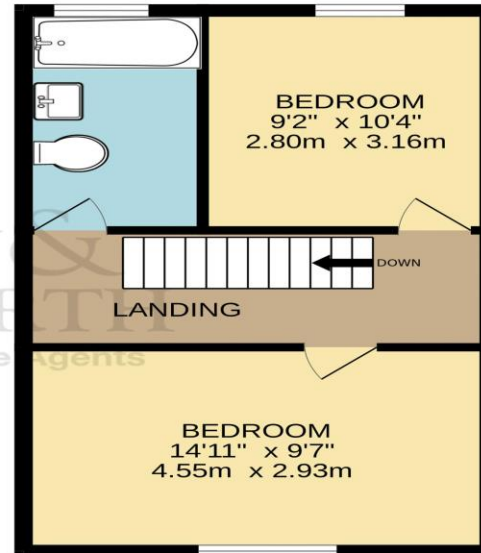




GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

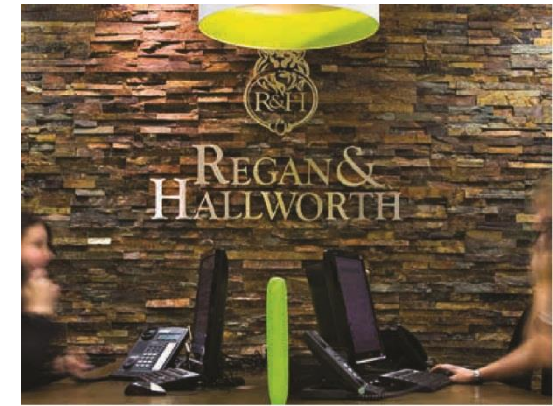


1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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