

FOR SALE

329, Mossy Lea Road, Wrightington, WN6 9SB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Superb individual detached home in a highly coveted semi rural setting offering 1993 SQFT

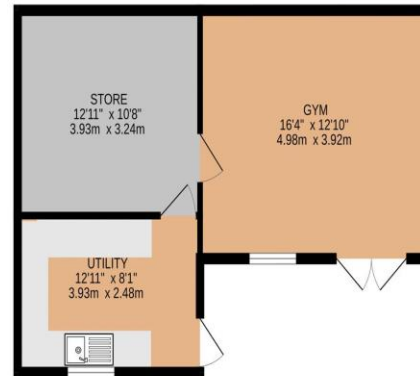
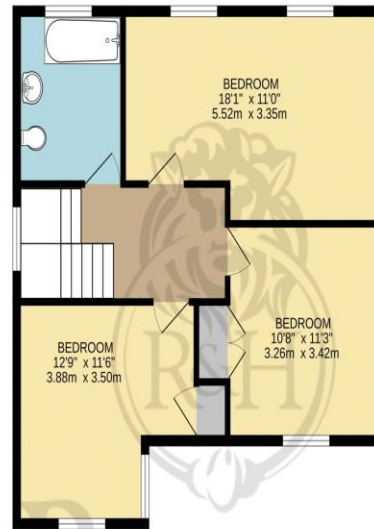
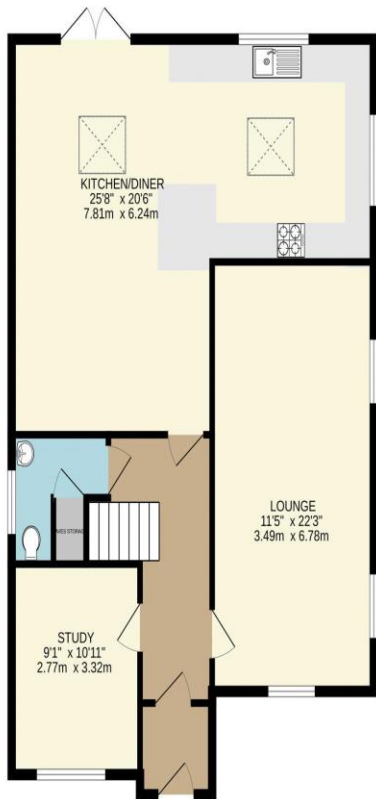


- Stunning individual detached home
- Impeccably presented throughout
- Generous plot with outbuildings
- Highly prized main road
- 3 double bedrooms / 3 reception rooms
- Stylish open plan kitchen diner
- Wonderful open views
- 1993 SQFT

At an impressive 1993 square feet of impeccable living space, this stunning detached family home is enviably positioned along the prestigious Mossy Lea Road in the semi-rural parish of Wrightington & boasts wonderful, open countryside views to both the front and the rear. The home itself is an eye-catching, individually designed property & offers buyers a rare opportunity to purchase a stylish bespoke family home in one of the area's most sought after settings. The quality of fixtures and fittings here is notably high from top to bottom, with great attention to detail, resulting in a truly beautiful family home that is set across 2 floors of elegantly maintained living space. The ground floor in brief comprises; a welcoming entrance hallway with wc / cloaks, a home office / snug, stunning lounge with contemporary inset gas fire. The stunning, open plan L-shaped kitchen diner is finished with spot lighting, granite worktops & a range of quality integrated appliances. The kitchen also boasts a smart vaulted ceiling with Velux windows, solid oak breakfast bar plus French Doors that open out onto the garden. Upstairs there are three bedrooms, all of which are doubles, plus a stylish family bathroom (with the layout offering the option of splitting a room to create four beds, should clients wish) Externally, the home is equally impressive, with the property resting within a commanding overall plot & boasting beautifully maintained gardens to both the front, rear & side. The gardens are impeccably manicured & boast a large driveway to the front & considerable off road parking. There are various pretty patio areas for sitting out and enjoying the sun & views. To the rear is a large detached garden office / store. One section is a former block garage which has been cleverly clad with timber & provides a useful utility room with running water & storage area behind, with the other section being utilised currently as a gym & could be used for a number of other uses such as home office / studio etc. The home also boasts a new roof, finished just 2 years ago. Locally, Mossy Lea Road is ideally positioned for modern living, rural yet not isolated, ideally positioned in the catchment of excellent local schools, good local pubs and country walks are located right on the property's doorstep, as is Junction 27 of the M6 motorway. Viewings are highly recommended.





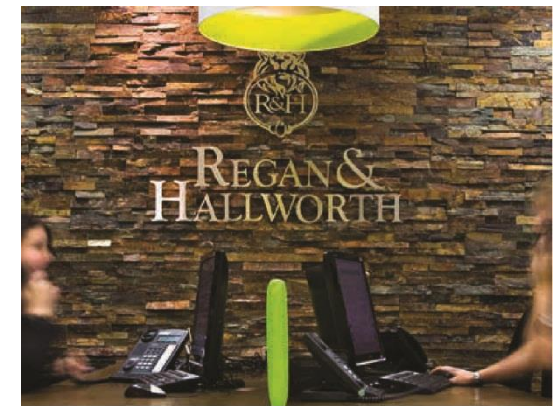


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TOTAL FLOOR AREA : 1993 sq.ft. (185.2 sq.m.) approx.

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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