

FOR SALE

243, Mossy Lea Road, Wroughtington, WN6 9RN





## 243, Mossy Lea Road, Wroughtington, WN6 9RN

*A stunning newly renovated four bed family home in prime semi-rural location.*



- Extended & fully renovated
- Sleek and stylish interior
- Four bedrooms / Three bathrooms
- Spacious lounge with wood burner
- Superb fitted kitchen with island
- Bifold doors to rear
- Fully landscaped gardens
- 1363 SQ.FT. / Freehold

Having been extended and completely renovated to an exceptionally high standard throughout this is a quite stunning example of a luxury family home that is the perfect turn-key purchase for any clients seeking a semi-rural location. It has been transformed into a stylish & contemporary living space where everything has been replaced, renewed or restored with an incredibly high standard of finish. From the ceilings to the walls and floors, the home now has more in common internally with a new build property with lots of lovely touches and incredible attention to detail that you simply do not get from the national house builders. A brand new central heating system has been installed, the whole house has been completely re-wired and all the sleek Upvc double glazed windows and doors are newly fitted. Furthermore, the fresh K Rend finish externally and landscaped gardens really helps give the home instant kerb appeal. The property features a stylish full width extension to the rear, has been extended upstairs and then completely remodelled to create a layout that is now very family-friendly. A fresh, neutral colour scheme is complimented by high quality fixtures and fittings such as solid oak internal doors and the kitchen and bathrooms have been tiled and finished to a very high standard. The ground floor in brief features a large front reception area with storage. There is a spacious main lounge with feature wood burner, plus a sleek, high spec kitchen diner. The kitchen itself really helps add wow factor to the home & is finished with a range of integrated appliances, a central island with breakfast bar, low spot lighting & stone worktops. Beyond the kitchen is a downstairs WC plus a ground floor bedroom with an ensuite shower room. Smart bi-folding doors have been added to the kitchen which open out onto the rear garden. Upstairs, there are three bedrooms with the master boasting a feature bay window & its own quality en-suite, plus there is a superb family bathroom suite. Externally the entire plot has been professionally landscaped. There is ample parking on the extensive driveway to front and side whilst the rear garden is fully enclosed and features a gorgeous Indian stone patio area, new fencing and a new garden shed.









TOTAL FLOOR AREA : 1363 sq.ft. (126.7 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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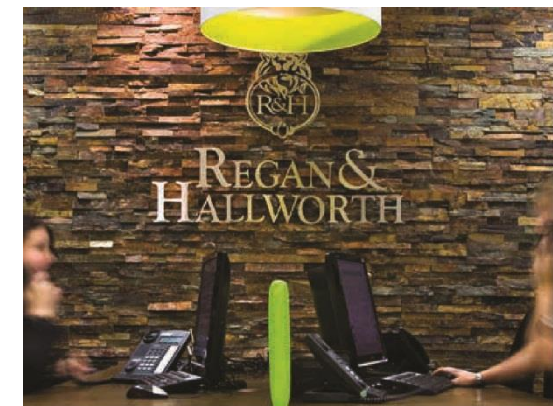
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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