

FOR SALE

6, Wrightington Bar, Wrightington, WN6 9SF



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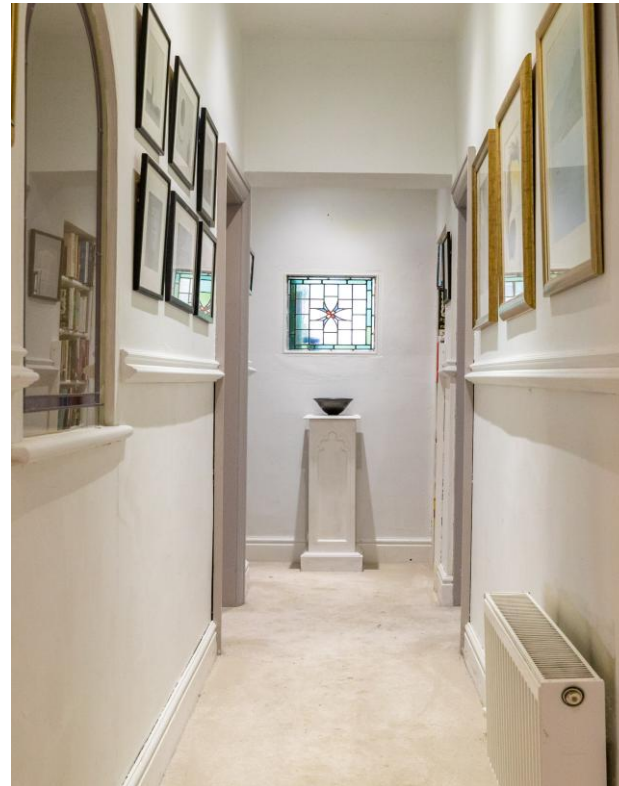
A distinctive 2 bed stone built cottage bungalow in pretty semi-rural village location

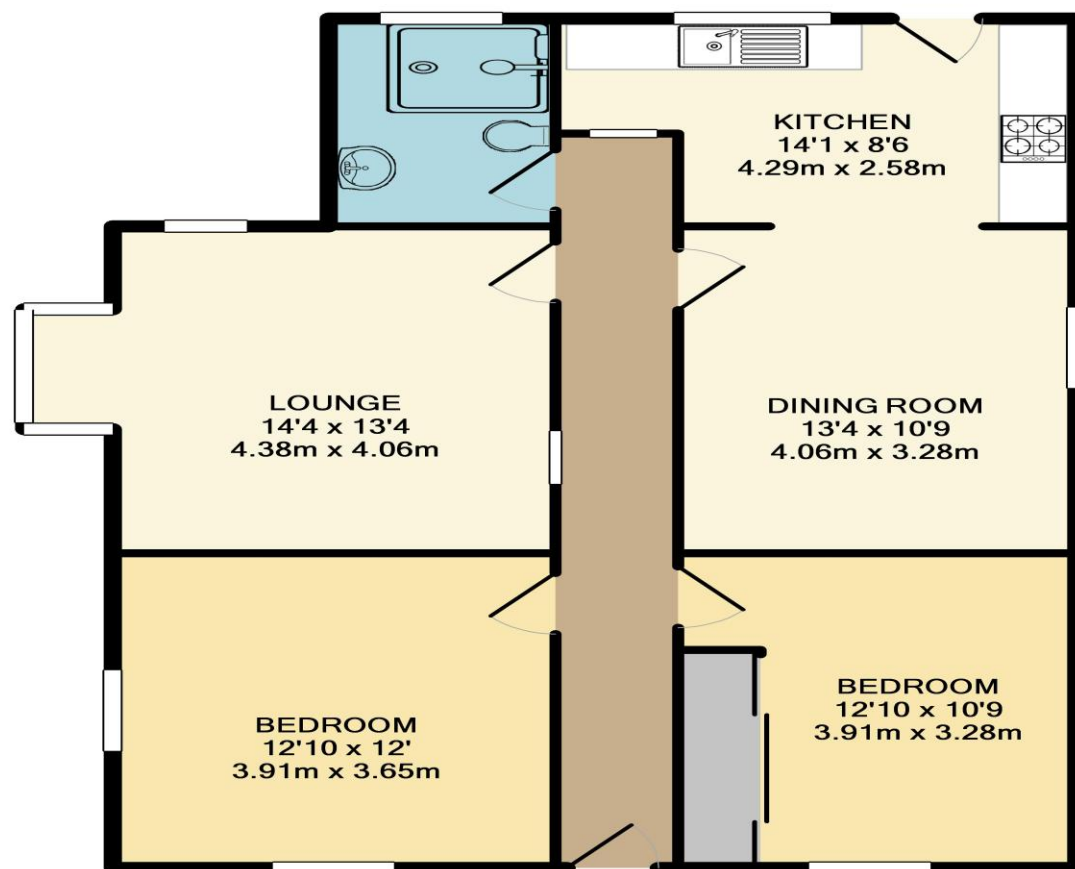


- Double fronted stone bungalow
- Distinctive cottage interior
- Lounge with wood burner
- Garden & patio to rear
- Dining room & fitted kitchen
- Two separate driveways
- Pretty semi-rural village setting
- 864 SQ.FT. / Freehold

Unlike any other bungalow you are likely to view - 6 Wrightington Bar is a unique stone built semi-detached period home offering easily accessible (no steps or stairs) 'one-floor living' showcasing a lovely warm and naturally comfortable cottage interior that oozes charm. Occupying a prominent corner position on Church Lane, the stone facade, slate roof and pretty village setting provides you with a lovely first impression and from the moment you enter through the centrally located front door you know you are in for a treat. Full of character, the property is also deceptively spacious and offers a generous amount of living space (864 square feet in total) with two double sized bedrooms located to the front, a charming sitting room/lounge featuring a bay window to side aspect, a fireplace and cosy wood burning stove, dining room leading open plan into a fitted kitchen that opens out into the rear garden plus a traditional shower room. Outside, the rear garden is also nice and flat with a patio for outside living that enjoys a sunny westerly aspect and a lawn with hedge borders either side contributing to its privacy. There is off road parking for 2 cars to the side of the house with a driveway to rear of garden (accessed off Church Lane) providing additional off road parking. Warmed by gas central heating the property also benefits from freehold and double glazing. Wrightington Bar is a lovely spot that enjoys a semi-rural feel with beautiful countryside walks right on your doorstep whilst being a short distance to 2 vibrant villages in Parbold and Ecclestone as well as being ideal for commuting with the M6 motorway less than 10 minutes drive away.







TOTAL APPROX. FLOOR AREA 864 SQ.FT. (80.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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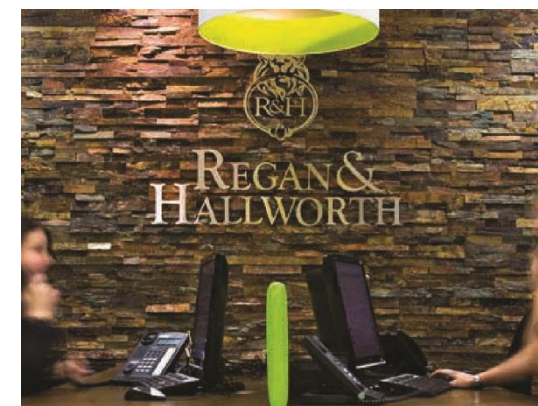
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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