



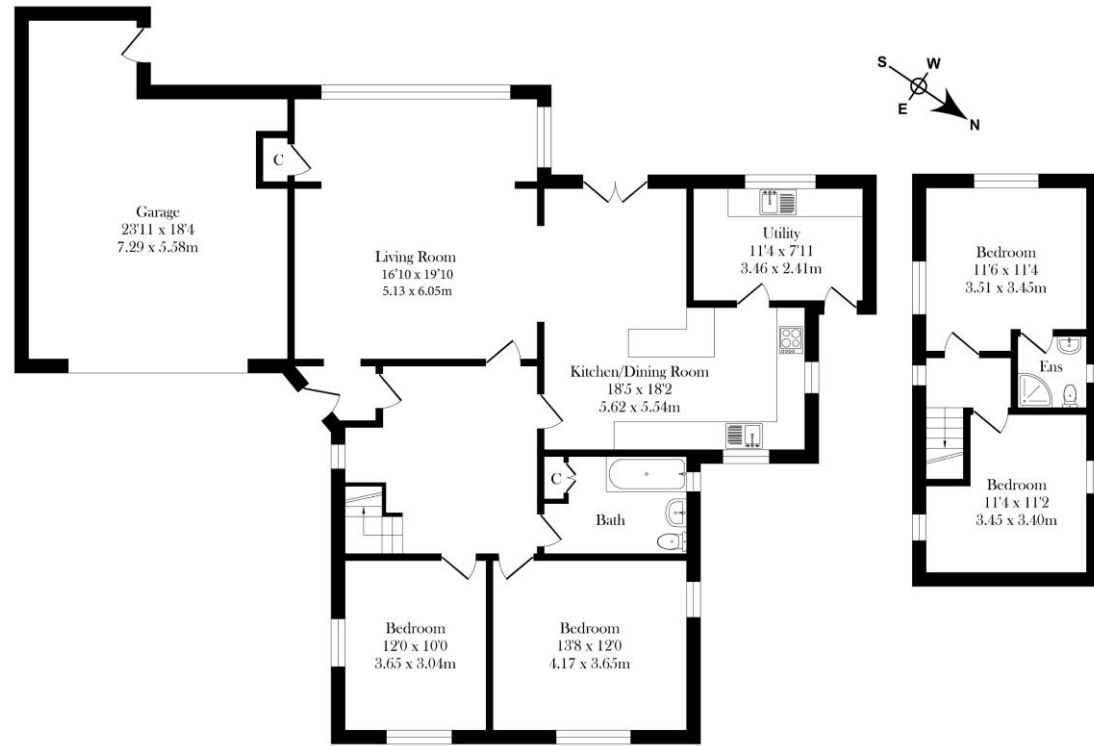
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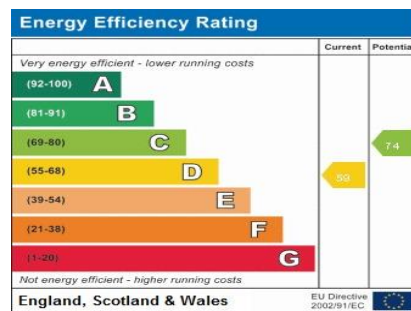


Ground Floor
Approx. Floor
Area 154.1 Sq.M
(1659 Sq.Ft.)

First Floor
Approx. Floor
Area 28.5 Sq.M
(307 Sq.Ft.)

Total Approx. Floor Area 182.6 Sq.M. (1966 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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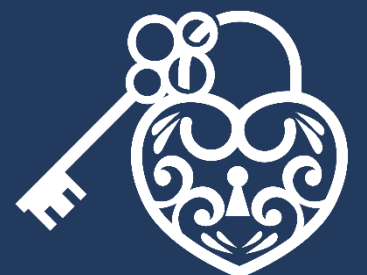
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Asking Price: £490,000

Mossy Lea Road, Wrightington

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Situated along this pretty semi rural lane, yet within short travelling distance to many local facilities including schools, pubs, shops and excellent motorway access, this spacious detached home is a credit to the owners. Offering what we believe to be one of the area's most outstanding views to the rear and positioned with the rear garden facing in a South/ Westerly direction this lovely home offers spacious and light, bright accommodation. The property rests on an excellent plot, with lots of parking and a large double garage, which could be converted to ancillary accommodation (subject to any necessary planning consents) if required. The extensive plot is more than big enough to accommodate an outdoor loving family, enjoying not only full sunlight to the rear but amazing views.

The property itself has been well cared for by the current owners with plenty of space to accommodate a family and extending to approximately 1966 sq ft of accommodation. Arranged over two floors the home has been improved and extended by the current owners to include a fantastic light filled open plan family dining kitchen leading into the spacious lounge, which is not only superbly appointed but the real heart of the home. The accommodation briefly comprises of an open entrance hallway leading to the ground floor accommodation which includes the main reception room and kitchen and two ground floor bedrooms and bathroom, offering a home with excellent flexibility for any age group needs. The main lounge is situated at the rear of the home with large windows filling the room with light and views over the manicured gardens and countryside beyond. This room opens in to dining area, perfect for family gatherings and leads into the well-appointed open plan kitchen. The kitchen is superbly appointed and centred around a traditional Aga cooker, which warms the home in the winter months yet with additional cooking facilities for the warmer summer months. There are integrated side by side fridge and freezers within the units and leading from the kitchen, a spacious utility room housing the laundry facilities, space for a dishwasher and further storage. The ground floor is completed with two super bedrooms, including the main bedroom, and the ground floor family bathroom which is a three piece suite including a bath, with overhead shower, vanity wash hand basin and enclosed w.c. The first floor of the home offers two further bedrooms (one currently used as a home office) and a cleverly integrated en suite shower room.

Externally, the property is an absolute delight. There is excellent low maintenance off road parking and gardens to the front, and direct access to the garage. The rear garden is quite simply stunning. Overlooking open countryside, ideally placed in a South Westerly direction, the home enjoys the ability to watch the stunning sunsets from the patio, which is ideal for al fresco dining, and is filled with an abundance of carefully tended mature planting. There is even a pergola and greenhouse. Ideally positioned to enjoy all day sunlight too, the lovely gardens complete this fantastic home. Located in the semi rural area of Wrightington, the property is close by to an award-winning Country pub 'The White Lion' ideal for relaxing, two sought after primary schools and easy motorway access. The busy village of Standish is close by with more amenities including supermarkets, bars and restaurants and an outstanding High School.

Viewings of this lovely home are now welcomed.





