



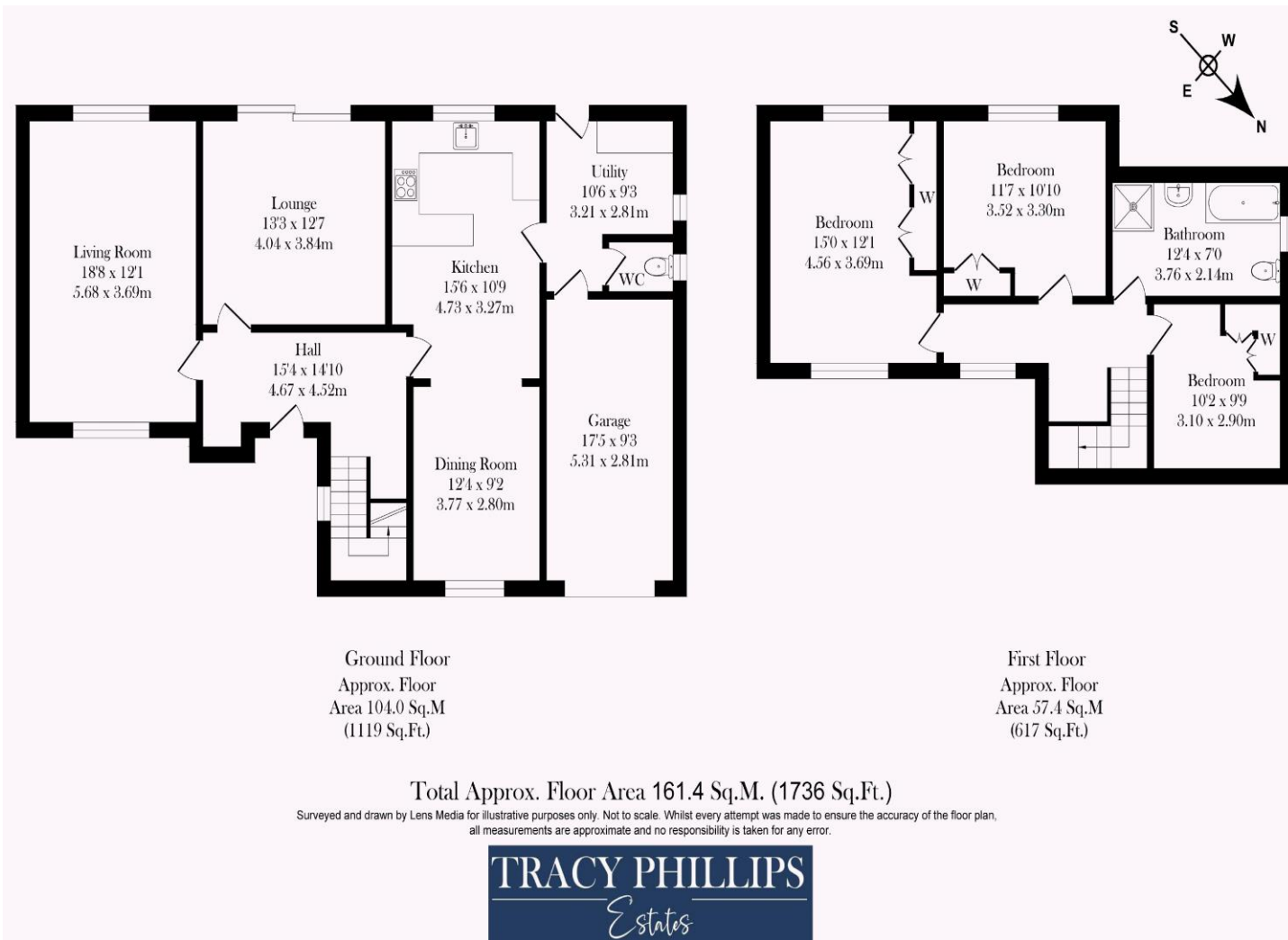
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		



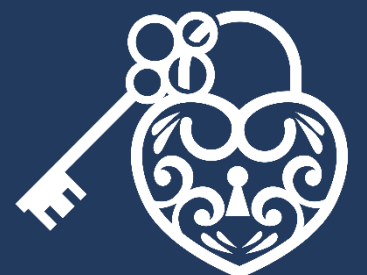
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Asking Price: £570,000

Mossy Lea Road, Wrightington



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Offered with no onward chain, this spacious and charming home boasts generous living spaces, a large front garden and ample parking for several cars on the driveway.

The large entrance hallway welcomes you into the home, setting the tone for its spacious layout. The dual-aspect lounge features a gas fire and offers a light, airy living space for relaxation. To the rear, a cosy morning room provides lovely views of the garden and also includes a gas fire, perfect for unwinding. The kitchen is expansive, flowing into a dining room at the front, making it ideal for family meals and entertaining. A utility room to the side offers additional practicality with a Belfast sink, quarry-tiled flooring, and a door leading to the rear garden. There is also a separate toilet and convenient access to the garage. Upstairs, the master bedroom sits above the lounge and benefits from dual-aspect windows, filling the room with natural light. A second double bedroom with fitted wardrobes overlooks the rear garden and offers beautiful views of the surrounding fields. The third double bedroom is situated at the front of the property, providing ample space for storage and comfort. The bathroom is fitted with a bath, shower cubicle, WC, and pedestal wash hand basin.

The substantial rear garden is a standout feature, with a well-maintained lawn, beautiful flower borders, and serene views overlooking open fields, creating a peaceful outdoor retreat. The large front garden is also lawned, with well-established flower beds, adding to the property's curb appeal.

This property offers excellent potential for those seeking a spacious family home in a desirable location, with the added benefit of no onward chain.





