



TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 61.4 Sq.M
(661 Sq.Ft.)

First Floor
Approx. Floor
Area 43.2 Sq.M
(465 Sq.Ft.)

Total Approx. Floor Area 104.6 Sq.M. (1126 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £325,000

Hinds Head Avenue, Wroughtington



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Tucked away in a peaceful cul-de-sac just off Mossy Lea Road, this beautifully presented four-bedroom semi-detached property is ready for a family to move straight in and make it their own. Set on a generous plot in the charming parish of Wrightington, the home boasts exceptional finishes throughout including a super spacious kitchen and a stunning modern bathroom. Wrightington is renowned for its blend of prestigious country homes and idyllic West Lancashire countryside. Though wonderfully rural, it offers easy access to the nearby villages of Shevington and Standish for everyday amenities, and excellent transport links via the M6, making it an ideal retreat for commuters looking to escape to the countryside after a busy day.

Inside, the home offers over 1,126 sq. ft. of well-planned living space with a light and tasteful décor throughout. The newly built entrance hall welcomes you and is spacious and bright with a built-in cloaks cupboard and staircase leading to the first floor. Beautiful herringbone flooring and an infra red ceiling mounted panel warms the area. The open-plan lounge and dining room stretch the full depth of the property, filled with natural light from the dual aspect windows and French doors opening to the rear garden. A feature fireplace with a coal-effect living flame gas fire adds warmth and character to the space. The spacious 15' kitchen/diner is ideal for entertaining, fitted with a stylish range of beech-effect units, laminated worktops and quality integrated appliances including a double oven, gas hob with extractor, fridge/freezer, and dishwasher. Completing the ground floor is a showstopping family bathroom, recently refurbished to a high standard. The contemporary four-piece suite includes a wall-mounted wash basin, WC, panelled bath and separate shower cubicle, finished with a chrome towel rail and modern floor tiling. Upstairs, the landing leads to the bright and well-proportioned bedrooms (one of which is currently used as a study and is perfect for working from home). The master bedroom includes built-in storage, and there is an additional two-piece WC for convenience.

Externally, the gravelled driveway provides off-road parking for multiple vehicles. The front garden features a well-maintained lawn and mature shrub borders, whilst the rear garden is a true highlight – a beautifully landscaped space with a lawn, timber shed, and a large timber decked area perfect for outdoor entertaining. It should also be noted that the current owners of this home have invested in making the home particularly energy efficient. Solar panels and battery storage have been added and our client advises current electric bills are approximately £60PCM including the charging of two electric vehicles. A quite impressive selling feature. This exceptional home is offered with no onward chain and early viewing is highly recommended.





