



# TRACY PHILLIPS

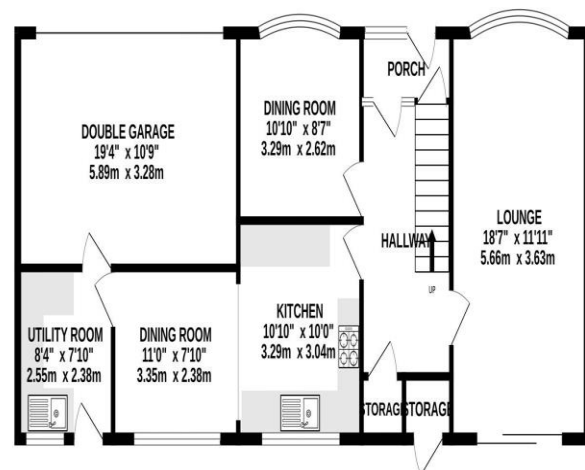
## Estates



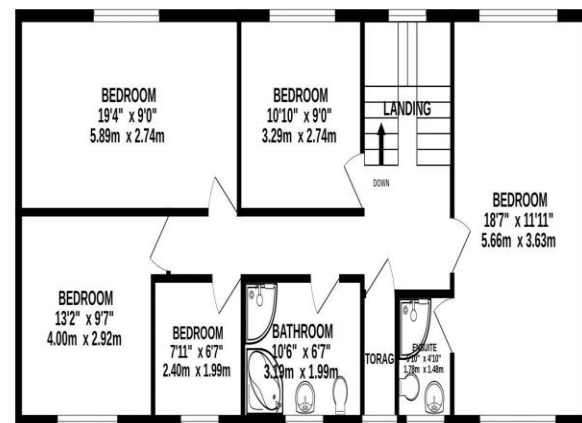
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA: 1862 sq.ft. (173.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



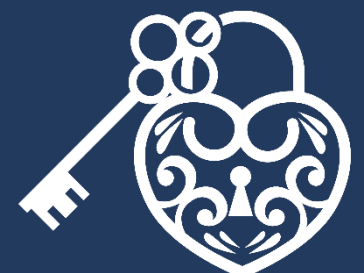
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Asking Price: £575,000

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Resting midway between the desirable villages of Parbold and Appley Bridge, Glenville is a distinctive and beautifully presented detached home offering a generous and well-planned layout extending to approximately 1,862 sq ft. Set on a sizeable plot with an impressive rear garden, the property is just a short stroll from the enchanting Fairy Glen and the scenic canal paths of Appley Bridge. Lovingly maintained by the current owners, this immaculate home is located in an area renowned for excellent schools, popular eateries and convenient local facilities. The M6 motorway network is only minutes away, and the nearby train station provides direct links to Manchester City Centre, making this an ideal choice for commuters. The rail link to Wigan Station also gives access to the Intercity West Coast line direct to London. The airports at Liverpool and Manchester are also easily accessible (both are just over 30 miles away).

The welcoming open-plan hallway sets the tone for the home, featuring a returning staircase to the first floor and access to the main reception rooms. The full-length lounge enjoys dual-aspect windows that fill the room with natural light, complemented by a feature fireplace with inset fire. Two further reception spaces offer superb versatility, including a dedicated dining room with an elegant arched bay window. The spacious dining kitchen is designed for family living, with French doors opening onto the stunning rear garden and an excellent range of fitted wall and base units complete with integrated appliances. A practical utility room, ideal for laundry and additional storage, completes the ground floor accommodation. To the first floor, there are five well-proportioned bedrooms. The master suite features fitted wardrobes and a private en-suite shower room, while the remaining four bedrooms are all generously sized, with one currently used as a dedicated study. The bedrooms are served by a large four-piece family bathroom.

Externally, the home sits on a substantial plot with a particularly private, south-westerly-facing rear garden. Beautifully maintained, it features a well-kept lawn, mature borders and a large patio area with a charming Koi carp pond, with steps leading down to the main garden—an ideal setting for alfresco dining and outdoor entertaining. Dedicated, gated off-road parking is positioned to the side of the home and provides access to the fully serviced caravan/campervan storage facilities. The further landscaped block-paved driveway to the front provides further parking and access to the attached double garage. Additional benefits include gas central heating and double glazing throughout.

Offered with no onward chain, viewings of this delightful and spacious home in a highly sought-after location are warmly welcomed.









