

Mossy Lea Road, Wroughtington

WN6 9SB


£335,000



Delightful, extended semi detached property with three double bedrooms, lovely views to the rear and within easy reach of primary transport routes, town and village amenities and schools. With over 1,000 square feet of accommodation this is an excellent family home. The driveway can accommodate up to three vehicles and benefits from an electric vehicle charging point. Step into the entrance hallway and from there to the first reception room with optimist fire in hearth. Leading off is reception two, currently used as a dining room, and the kitchen comprising a range of wall and base units with central island and breakfast bar, integrated appliances including refrigerator, freezer, dishwasher and space for a range style cooker. A separate utility room houses the Worcester combi boiler and has space, power and plumbing for additional appliances. Completing the ground floor is the conservatory with views over the garden. Step outside onto the Indian stone terrace with views over to the Lancashire Pennines and additional seating area to make the most of the afternoon and evening sun. To the side of the property there is a studio with power and light, named by the owners as the Shoffice as it also offers plenty of storage. Back inside, stairs lead to the first floor landing with bedroom one to the front having views over fields and trees and benefiting from en suite comprising fully tiled elevations and flooring, wash hand basin, wc and massage shower in cubicle. There are two further double bedrooms, each with views over to Winter Hill and the family bathroom comprising spa bath with shower attachment, wc and wash hand basin in vanity, and ladder heated towel rail.



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Council Tax band: C

Tenure: Freehold

- Extended family home
- Three double bedrooms
- Two reception rooms
- Conservatory
- Lovely views to the rear
- Modern kitchen & bathrooms



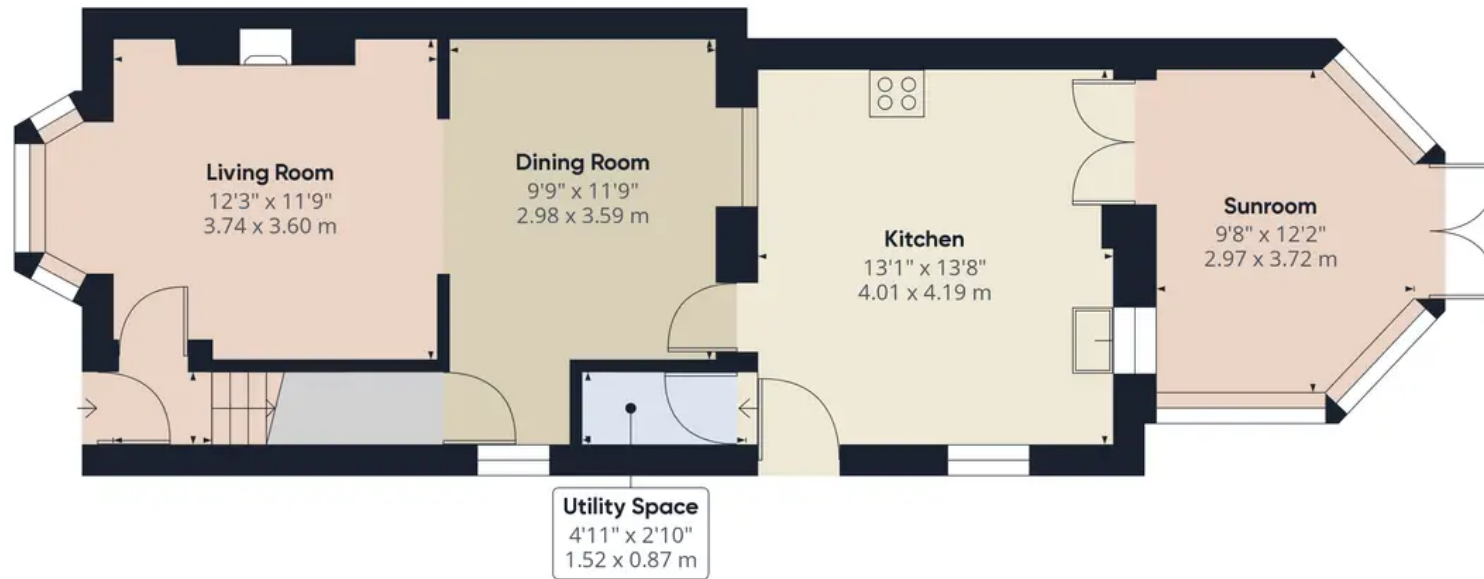
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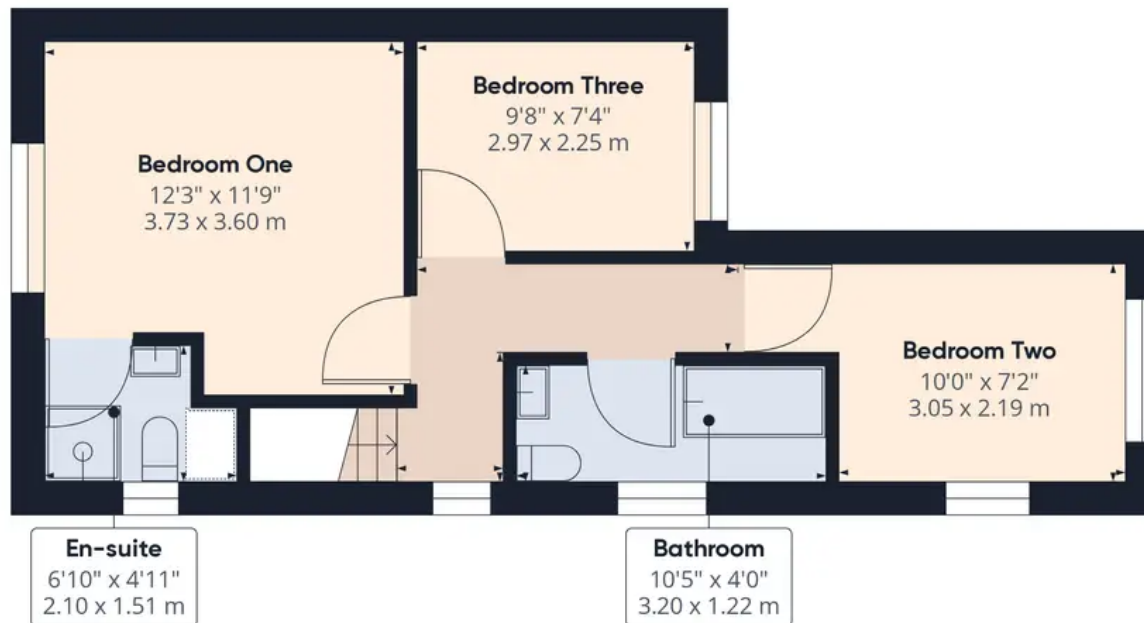
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Floor 1



Floor 2

Approximate total area⁰

1076.32 ft²

99.99 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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