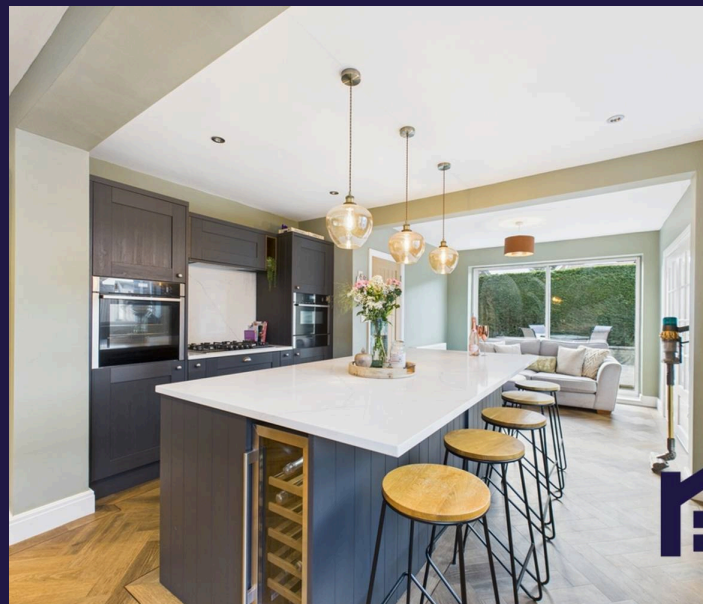


HOME  TRUTHS

Manse Avenue, Wroughtington

WN6 9RP





Well presented detached property offering spacious and versatile living, combining high-quality finishes with an enviable position in the sought-after village of Wrightington. c 1500 square feet of accommodation. The property features **four generous double bedrooms**, providing ample space for family life or guest accommodation. A welcoming entrance hallway with **Amtico flooring** sets the tone for the home's elegant interior, leading through to a superb **open-plan dining kitchen** — the true heart of the home. The kitchen is fitted with an extensive range of wall and base units complemented by **granite work surfaces** and a **central island**, perfect for entertaining and everyday family living. High-end **Neff appliances** include a five-burner gas hob, electric oven, multi-oven, and a full-height refrigerator and freezer, along with a **double ceramic sink**. The adjoining **conservatory** provides a light-filled space to relax and enjoy views over the garden. Externally, the property continues to impress with **private gardens to the side and rear**, featuring **two attractive terraces**, a **barbecue area**, and a **lawn** — ideal for outdoor dining and summer gatherings. There is **ample parking for up to four vehicles**, making this a highly practical and desirable home. Located in the picturesque village of Wrightington, this family home offers a perfect blend of rural charm and modern convenience, with easy access to local amenities, countryside walks, and excellent transport links.

Well presented detached property offering spacious and versatile living, combining high-quality finishes with an enviable position in the sought-after village of Wroughtington. c 1500 square feet.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached family home
- Four double bedrooms
- c 1500 square feet of accommodation
- Beautiful family kitchen
- Virtual tour
- Cul de sac location



HOME  TRUTHS

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Floor 1



Floor 2

Approximate total area⁽¹⁾

136.5 m²

1468 ft²

Reduced headroom

4.1 m²

44 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360