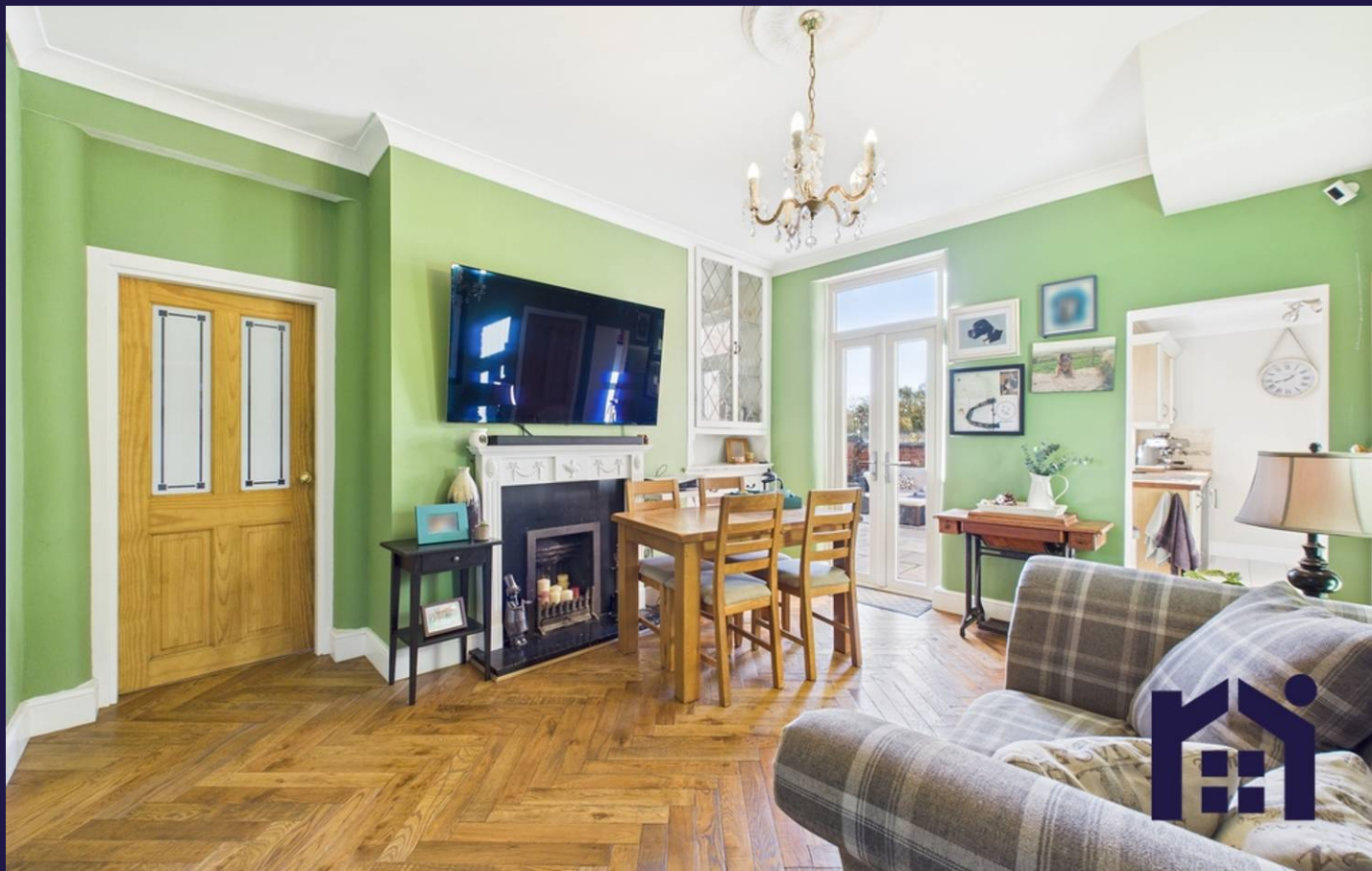


HOME  TRUTHS

Mossy Lea Road, Wroughtington

WN6 9RL





Fabulous extended semi-detached property with four bedrooms, beautiful open views to both the front and rear, and almost 1500 square feet of elegant accommodation. This is a truly wonderful place to call home. To the front, the block paviour driveway accommodates two vehicles, includes an EV charging point, and leads to the main entrance. Step into the vestibule and from there into the welcoming hallway, with Reception One to the front enjoying a cosy open fire. To the rear, Reception Two is an impressively spacious dining room featuring gorgeous herringbone oak flooring, French windows to the garden, and an archway through to the kitchen which comprises a range of wall and base units with gas hob, double electric oven and grill, and space, power and plumbing for further appliances. Completing the ground floor are Reception Three, currently used as a gym, and the large utility/boot room, offering excellent additional storage and appliance space. Step outside into the delightful, private, west facing garden, beautifully finished with stone flagging, raised beds, storage and a handy gardener's wc, making this the perfect place for relaxing, entertaining and enjoying the evening sun. Back inside, stairs with runner lead up to the first floor landing, where the airing cupboard houses the Vaillant combi boiler. Bedroom One is to the rear with open countryside views, a charming cast iron fireplace, dressing room and en suite comprising rainfall mixer shower in cubicle, wash hand basin, wc and heated towel rail. There are two further double bedrooms and a comfortable single, each enjoying wonderful views across to Rivington and Winter Hill. The elegant family bathroom features a freestanding claw foot bath, wc, wash hand basin and heated towel rail. A stylish, spacious home in a superb position.



Fabulous extended semi-detached property with four bedrooms, beautiful open views to both the front and rear, and almost 1500 square feet of elegant accommodation. A wonderful place to call home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Striking family home
- Four bedrooms
- c 1500 square feet of accommodation
- Beautiful views to the front and rear
- Virtual tour
- Period features



HOME  TRUTHS

Ecclestone Branch

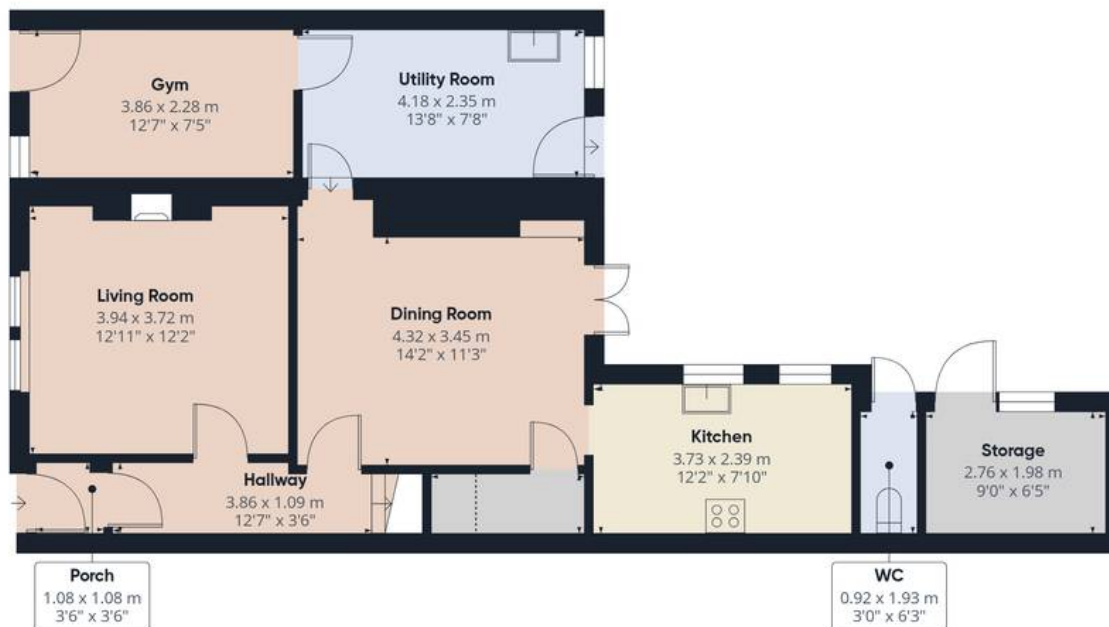
265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

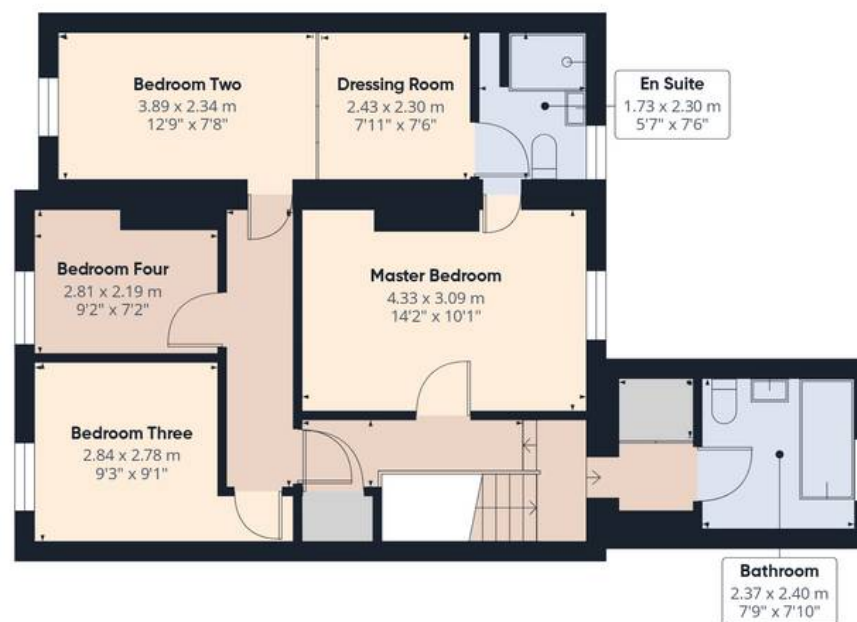
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Floor 1



Floor 2



Approximate total area⁽¹⁾

138.2 m²

1488 ft²

Reduced headroom

0.6 m²

7 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.

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