



TRACY PHILLIPS

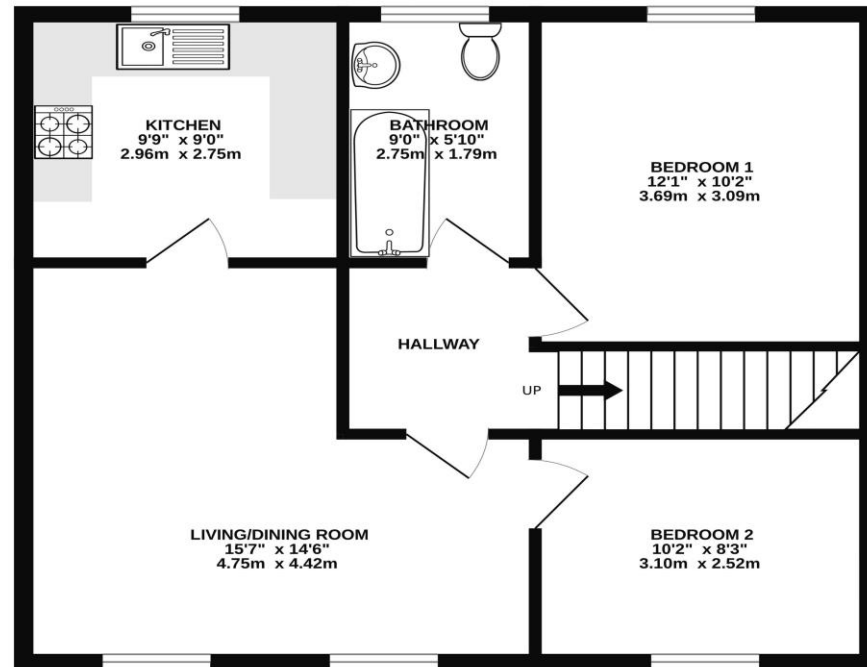
Estates



TRACY PHILLIPS

Estates

FIRST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 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		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



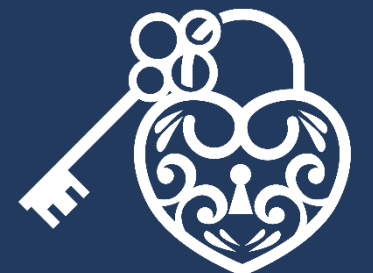
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Offers in Excess of £125,000

Mossfields, Wrightington, WN6 9RU



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Situated in the highly desirable village of Wrightington, this beautifully presented first-floor apartment offers an excellent opportunity for first-time buyers, downsizers, or those seeking a peaceful retirement home. Properties within this sought-after location rarely become available at such an accessible price point, making this an opportunity not to be missed.

The property benefits from its own private entrance, leading to an internal hallway with stairs rising to the first floor. The bright and spacious lounge enjoys an abundance of natural light from two front-facing windows and features an attractive fireplace, creating a warm and welcoming focal point. Leading from the lounge, the modern kitchen is fitted with a range of high-gloss cream wall and base units, complemented by stylish subway tiling. Integrated appliances include an electric oven, hob, and fridge, while additional space is provided for both a washing machine and tumble dryer. There is also room for a small dining table, making the space both practical and inviting. The apartment offers two generously sized double bedrooms, with the principal bedroom positioned to the rear and the second bedroom located at the front. Completing the accommodation is a well-appointed family bathroom featuring a three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC, finished with neutral tiling.

A standout feature of this home is the private outdoor space, exclusively for the use of the apartment owners. The garden includes a storage shed, low-maintenance gravel pathways, and a decked patio area, perfect for relaxing or entertaining. Residents also benefit from allocated parking within the communal parking area adjacent to the property.

Offering spacious accommodation, private outdoor space, and a coveted village location, this charming apartment is sure to attract strong interest.

Early viewing is highly recommended.





