



TRACY PHILLIPS

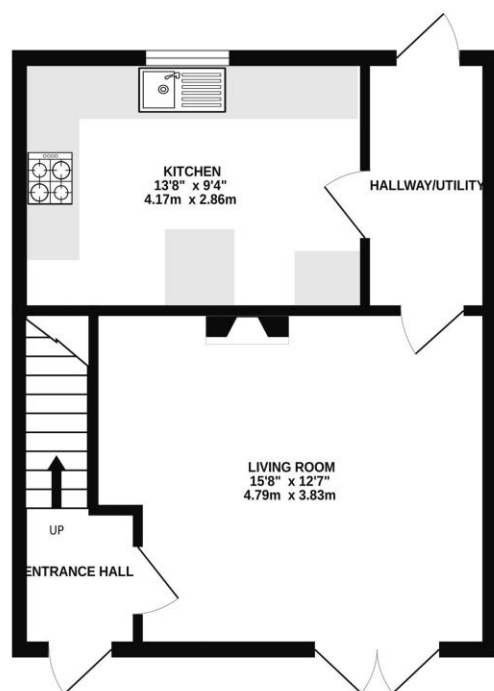
Estates



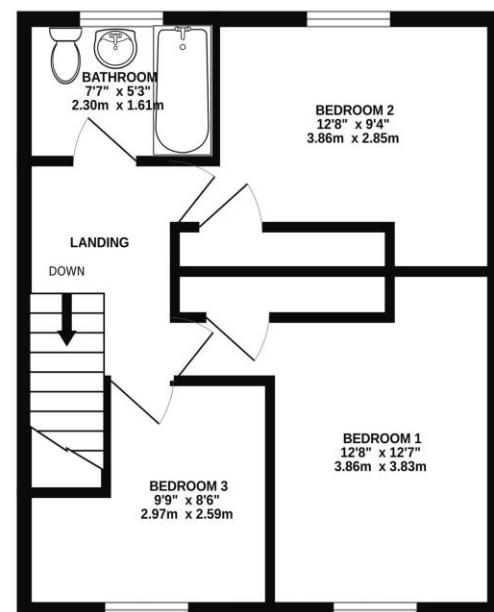
TRACY PHILLIPS

Estates

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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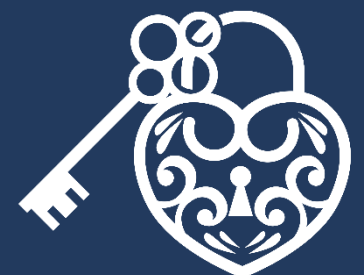
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Asking Price: £150,000

Mossfields, Wrightington, WN6 9RU

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Situated within a popular residential area, this three bedroom terraced property offers approximately 800 sq. ft of well-proportioned accommodation, complemented by gardens to the front and rear. The property is available with no upward chain, making it an appealing prospect for first-time buyers and those looking to move with minimal delay.

The accommodation briefly comprises a hallway with staircase leading to the first floor. A door leads into the good-sized lounge which offers a comfortable space to relax, featuring a gas fire and patio doors opening to the front garden area. From here, there is a door leading to a hallway where there is a door that leads out to the rear garden and access into the breakfast kitchen. This is fitted with a wide range of wall and base units, contrasting worktops, breakfast bar, space and plumbing for appliances, and convenient under-stairs storage.

To the first floor are three bedrooms – two double and one single. There is also a bathroom which comprises a bath with mixer shower over, pedestal wash hand basin and WC. Externally, there are good-sized gardens to both the front and rear of the home. The front has an artificial lawned area and a patio area ideal for sitting and enjoying the day's sun. To the rear, there is a further patio area and a useful timber storage shed.

Located in the semi-rural area of Wrightington, the property is close to two sought after primary schools and easy motorway access. The busy village of Standish is close by with more amenities including supermarkets, bars and restaurants and an outstanding High School.

Offering generous accommodation, good sized gardens and the benefit of no onward chain, we would encourage early viewing of this property.

