

HOME  TRUTHS

Mossy Lea Road, Wroughtington

WN6 9SA





Offering over 800 square feet of well-planned accommodation, this delightfully individual property provides generous space both inside and out, enjoys lovely open views, and is available with no upward chain. To the front, the driveway provides off-road parking for up to three vehicles and leads past the garden to the detached garage and main entrance. Step into the vestibule and through to the heart of the home with the kitchen comprising a range of wall and base units with integrated gas hob, electric oven and grill, and housing the Main combi boiler.

Leading off is the conservatory with underfloor heating, creating a superb year-round dining or additional living space.

The living room is comfortable and well proportioned, with stairs rising to the first-floor landing and ladder access to the fully boarded loft with light, providing excellent storage.

Bedroom One is a generous double enjoying views towards Longridge, while Bedroom Two, positioned to the rear, benefits from open views over fields and trees. The spacious bathroom comprises a bath, mixer shower in cubicle, wc, wash hand basin and ladder heated towel rail.

Externally, to the side, are private gardens bordered by mature planting, with far-reaching views towards the Lancashire Pennines, while to the rear is a superb entertaining space, perfect for summer evenings and barbecues.

A charming and versatile home in a scenic setting.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Delightful two bedroom cottage
- Over 800 square feet of accommodation
- Ample parking and garage
- Gardens to the side and rear
- Virtual tour
- No upward chain

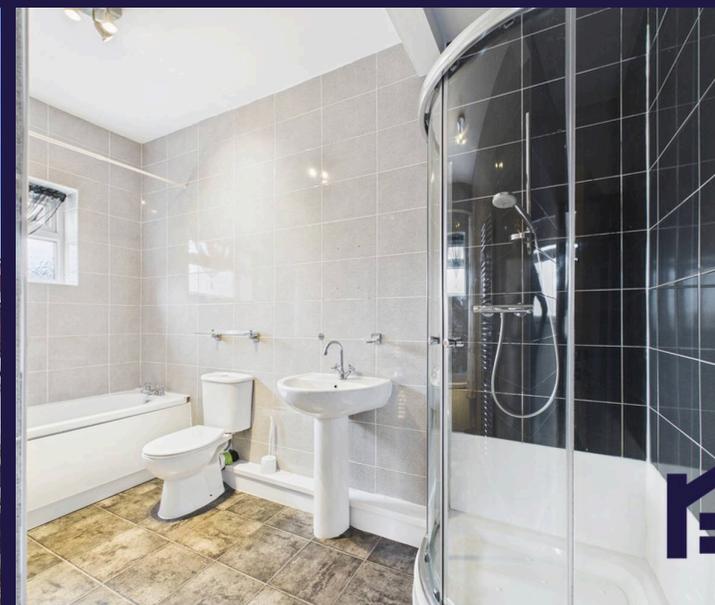


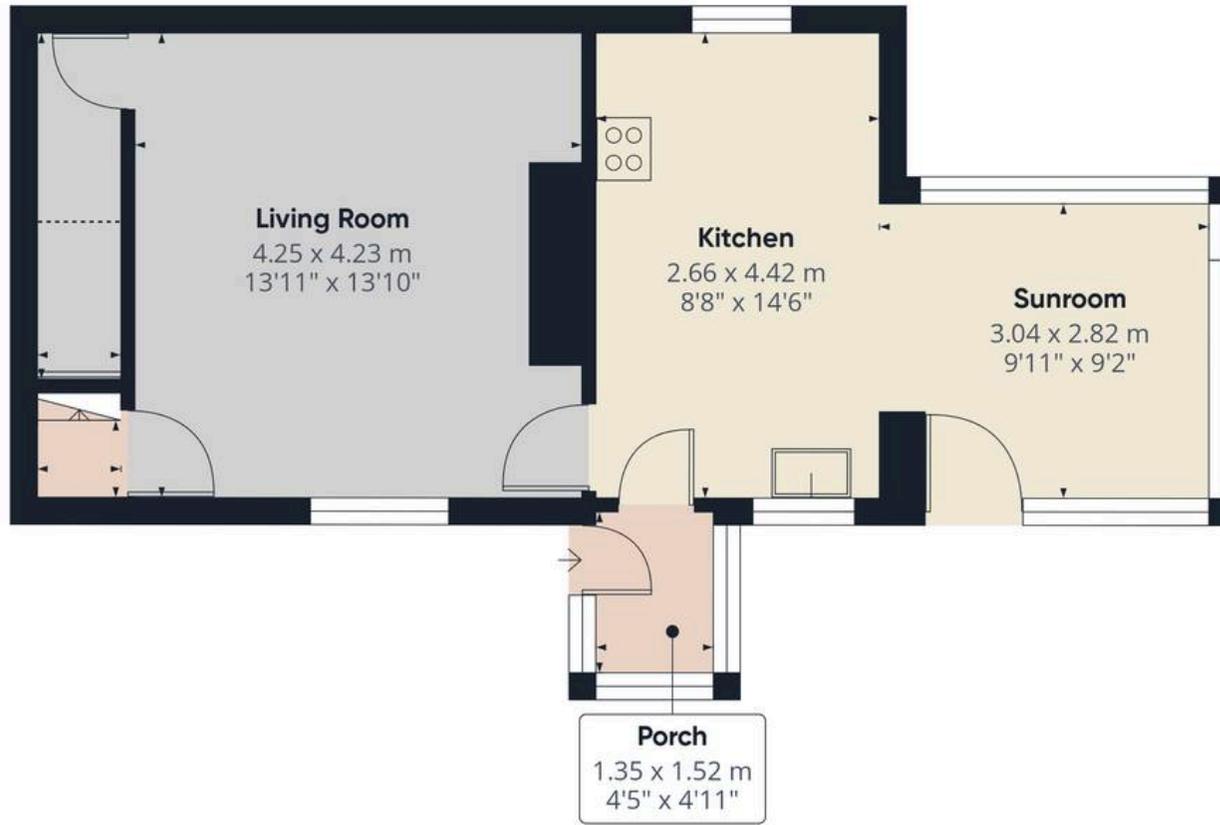
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

88.3 m²

950 ft²

Reduced headroom

1.2 m²

13 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.