Maria B Evans Estate Agents Limited

Highlands, Whittle Lane, Wrightington WN6 9QB

Offers in the region of £820,000



- Detached true bungalow with open-aspect, uninterrupted views
- Four double bedrooms- two serviced by en suites
- Bright, apex ceiling extension serving as a dining room
- Well-appointed and spacious kitchen
- Separate, dual-aspect reception room with gas fire feature
- Utility room with two-piece w.c.
- Master bedroom with apex ceiling and three-piece en suite
- Second bedroom with jack-and-jill style bathroom en suite
- Two further double bedrooms- one currently being used as a study
- Warmed by underfloor heating throughout
- Enclosed by electric gates and fitted with full CCTV system
- Tarmacadam driveway with extensive parking facilities
- Double garage with up-and-over electric doors, power and light
- Garden laid to both lawn and Indian stone patio for seating

Set behind electric gates and approached by a sweeping driveway, this beautifully extended home offers stunning, ground floor living throughout surrounded by breathtaking, rural views. Designed to maximise light and outlook, the property centers around a stylish, spacious kitchen and separate vaulted dining space with striking apex windows, flowing into a triple-aspect reception room with feature fire. Four well-proportioned bedrooms include a serene, extended principal suite with en suite, while landscaped gardens, a detached double garage and uninterrupted rear vistas complete this impressive and tranquil retreat.

Arrival at Highlands…

Grandeur begins upon arrival as electric gates open to reveal the sweeping Tarmacadam driveway and extensive parking to the side of the property. A cobbled path leads the way to an Indian stone patio, which wraps gracefully around the property, and guides to the front entrance.





Once inside, there is a spacious area for removing shoes and coats before continuing into the entrance hallway, guiding both to the living spaces and the bedrooms. This is laid with a decoratively tiled flooring and lit by recess downlights above.

Look what's cooking…

Serving as the hub of the home, the kitchen offers a bright and spacious area, complete with cream wall and base units with black quartz surfaces and complementary black tile flooring. A window highlights the stunning, rural views available to the rear of the property, creating the perfect backdrop for entertaining. The kitchen is equipped with an electric range cooker, gas hob and extractor fan above whilst a checkered splashback is laid behind. Its integrated appliances include a microwave, dishwasher and one-and-a-half sink unit with etched drainer to the side whilst there is also space for an American-style refrigerator/freezer. The area is finished with a television point and a combination of pendant and recessed downlights, making the area both functional and inviting.




The utility room offers practicality and convenience with light grey wall and base units lining the walls to provide ample storage. These are equipped with pluming for a washing machine, venting for a tumble dryer and a granite one-and-a-half bowl sink unit. The room is illuminated by fluorescent strip lights above and laid with oak-effect flooring whilst also having a UPVC side door for external access.
The two-piece w.c. is accessible from the utility room, with the same flooring running throughout. The suite comprises of a pedestal wash hand basin and close coupled w.c. Dado- height tiling surround the suite, complemented by a pendant light and an extractor fan. An opaque front-facing window allows further natural light to stream through.

Walls out, views in…

Mindfully extended, this property has been thoughtfully designed to maximise its exceptional views with an extension to the rear to provide what is currently used as a dining room. Striking apex windows frame the surrounding scenic views, whilst the vaulted ceilings above fitted with recess downlights emphasise the feeling of space. There is a television point to the side and a patio door opens out to the rear. There are also two sets of double doors connecting this area to both the kitchen and the reception room, offering the option of an open-plan layout or separate living spaces.




Continuing into the reception room, this triple-aspect space is bathed in natural light and also enjoys the surrounding views. As evening falls, the room becomes a cosy retreat with a striking gas fire, surrounded by black granite and having a limestone mantle over. The room is lit by a combination of recess downlights and a pendant light and has a television point to the side. A door connects back to the main hallway, maintaining the flow of the home.




Beds with a view…

Located at one end of the property, the master bedroom benefits from a thoughtful extension. An ideal retreat, the room is completed with apex windows to the rear and vaulted ceilings. Fitted wardrobes occupy one corner, whilst a vanity dresser sits opposite. The spacious en suite is fully tiled and features a shower with glazed doors to enclose. Further amenities include a pedestal wash hand basin, close-coupled w.c. and fitted drawers with a marble-effect countertop, mirror and lights above. The suite is finished with a chrome heated towel rail.




The second bedroom is a double room with fitted wardrobes to the corner, a television point and access to the jack-and-jill style bathroom. This fully tiled suite includes a claw foot freestanding bathtub, pedestal wash hand basin and close coupled w.c. An additional door leads back through to the hallway.




The third bedroom is another double room, also with a fitted wardrobes and a desk to one wall and a television point. The fourth is currently being used as a study, has a window to the front, recessed downlights above and space for a double bed.





Scenery that speaks for itself…

Immerse yourself in a sense of peace and tranquillity with breathtaking, uninterrupted views from the rear garden, extending as far as the eye can see. A patio area close to the property offers the perfect spot to relax, whilst the rest of the garden is laid to lawn, features slate-chipped rockery areas and is enclosed by a low timber fence across the rear and stone walls to the side. The designated parking area leads to a detached double garage featuring electric up-and-over doors, power, light and attic storage. Side access to the garage is also provided via a convenient pedestrian door.









Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is E

The property is served by septic tank

Please note:
Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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