

FOR SALE

120a, Mossy Lea Road, Wroughtington, WN6 9RD



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Simply stunning detached home resting within a mature 1 / 4 acre plot.



- Stunning individual detached home
- Extensively renovated throughout
- Highly prized semi-rural setting
- Sunny south-westerly aspect
- 3 bedrooms / 2 reception rooms
- Luxury fitted kitchen diner
- Just over 1 / 4 acre plot
- 1685 SQFT

Enviably sat back from the road & resting within a wonderful mature plot that extends to approx. 1 / 4 acre in size - this stunning detached family home is positioned along the prestigious Mossy Lea Road in the semi-rural parish of Wrightington & boasts wonderful, open countryside views to the rear. The home itself is beautiful, individually designed property that offers buyers a rare opportunity to purchase a wonderful family home in one of the area's most sought after settings. The quality of fixtures and fittings here is notably high from top to bottom, with great attention to detail, resulting in a truly beautiful family home that is set across 2 floors of elegantly maintained living space that has benefited from extensive renovation over the past 12 months.

Fresh plasterwork, all new floorings, new electrics & heating plus a sleek bathroom suite & luxury fitted kitchen have all come together to create a living space that in brief comprises; a welcoming entrance hallway, stunning lounge, separate dining room plus the inspiring, open plan kitchen diner, which is finished with spot lighting, quartz worktops & a range of quality integrated appliances. There is a large central island unit with solid oak top plus a trendy Herringbone floor. Beyond the kitchen is a utility room and access into the garage - which itself offers possibilities of being converted into living space. Upstairs there are three bedrooms, all of which are doubles, plus the luxury 4-piece family bathroom suite.

Externally, the home is equally impressive, with the property resting within a commanding overall plot & boasting beautifully maintained, mature gardens to both the front side and rear. There is potential here to extend should clients wish to either the side or the rear (subject to planning). The rear also takes in lovely open views whilst enjoying a sunny, south westerly aspect. To the front is a large driveway with considerable off road parking & access to the garage plus there is a car port on the other side of the house.

Locally, Mossy Lea Road is ideally positioned for modern living, rural yet not isolated, ideally positioned in the catchment of excellent local schools, good local pubs and country walks are located right on the property's doorstep, as is Junction 27 of the M6 motorway. Viewings are highly recommended.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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