



Hinds Head Avenue, Wroughtington

WN6 9RT



£285,000





Fabulous, refurbished and well presented three bedroom semi detached property offering versatile accommodation on a quiet cul de sac, in a quiet and sought after location close to amenities, schools and primary transport routes. To the front the block pavior driveway can accommodate up to four vehicles and leads to the main entrance. Step into the entrance hallway, with storage, and from there to the delightful living room with five kilowatt multifuel stove to keep you nice and cosy. Double doors open to reception two which, in turn, has patio doors to the garden. The kitchen comprises a range of wall and base units with induction hob, electric oven and grill and space, power and plumbing for additional appliances. Completing the ground floor are bedroom three which is currently a home office, and the bathroom comprising p shaped bath with screen and mixer shower over, wc and wash hand basin in vanity and ladder heated towel rail. Externally, the south west facing rear garden is the perfect place in which to relax and entertain and the detached garage offers additional storage. Back inside, stairs lead to the first floor landing with access to two double bedrooms, both with built in storage, and the larger having views over fields and trees. With just under 1100 square feet on offer this is a first class family home.

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Council Tax band: C

Tenure: Freehold

- Delightful semi detached property
- Cul de sac location
- Three bedrooms
- Tastefully presented
- Multifuel stove
- Plenty of parking



**HOME TRUTHS**  
SALES AND LETTING AGENT

**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

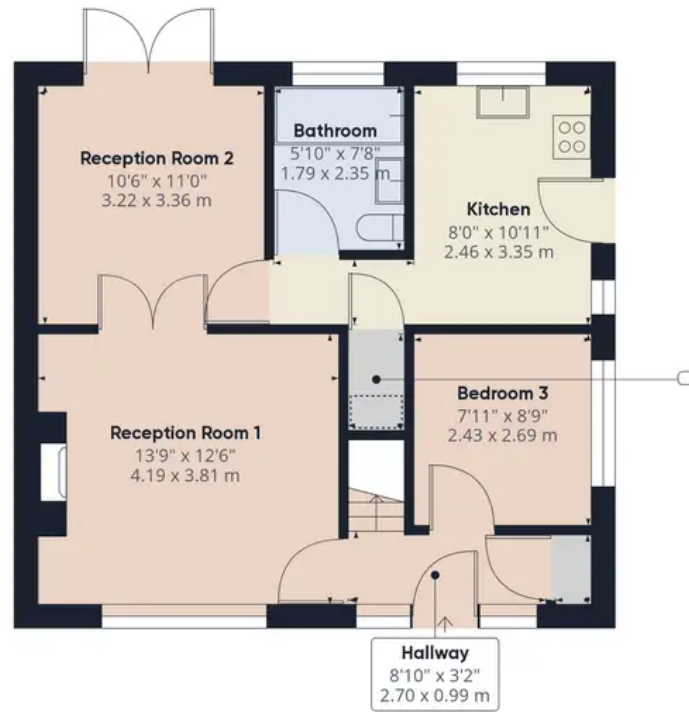
**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



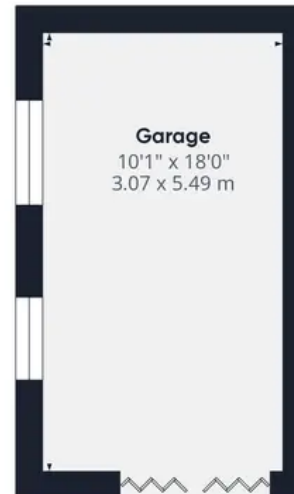




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>0</sup>**

1092.39 ft<sup>2</sup>

101.49 m<sup>2</sup>

**Reduced headroom**

42.17 ft<sup>2</sup>

3.92 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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