

HOME  TRUTHS

Manse Avenue, Wrightington

WN6 9RP

In Excess of £325,000





Delightful, individual, detached property on a quiet cul de sac in a popular residential location close to schools, primary transport routes and town centre amenities. With almost 1300 square feet of accommodation on offer, this is a lovely family home. To the front, the block paviour driveway can accommodate a number of vehicles and leads to the main entrance. Step into the vestibule with tiled flooring, perfect for muddy dogs and children, and from there to the entrance hallway with cloakroom off comprising wc, wash hand basin and storage. To the front, the gorgeous living room has plenty of natural light and is the perfect place to relax, whilst to the rear, the heart of the house has plenty of space for dining and comprises kitchen with central island and breakfast bar, with integrated appliances including induction hob, electric oven and grill, microwave and space and power for additional appliances. Leading off is the sun room overlooking the garden, and a separate utility room with space, power and plumbing for appliances with access to additional storage. Step outside into the private garden with upper and lower terraces in Indian stone and lawn bordered by mature planting. Back inside stairs lead to the first floor landing. Bedroom one has built in storage and bedroom two is also a double with bedroom three being a comfortable single to the rear. The family bathroom comprises bath, mixer shower in cubicle, wc and wash hand basin.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Individual detached property
- Almost 1300 square feet
- Three bedrooms
- Lovely family room
- Virtual tour
- Cul de sac location



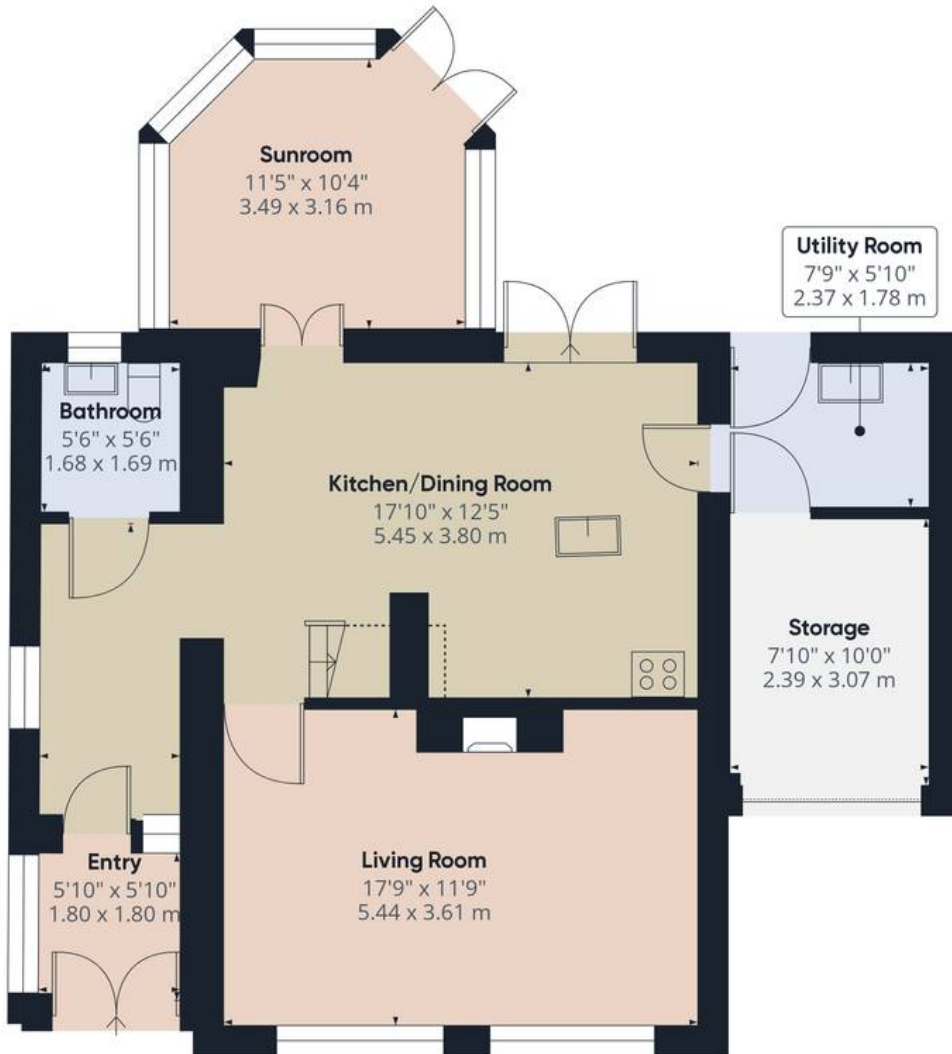
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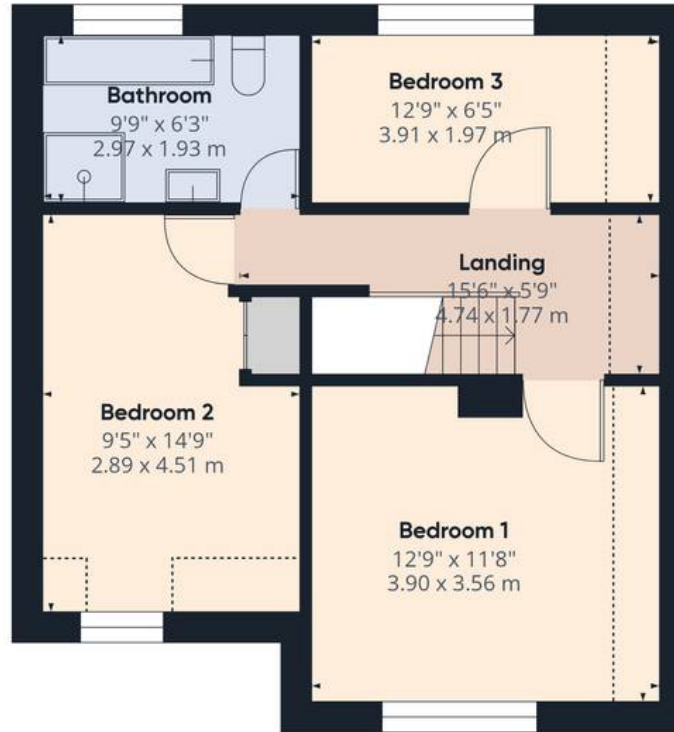
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Floor 1



Floor 3

Approximate total area⁽¹⁾

1277.68 ft²
118.7 m²

Reduced headroom

64.48 ft²
5.99 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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