



Manse Avenue

Wrightington, WN6 9RP



PRICE OFFERS IN EXCESS OF £275,000



Delightful link detached property in a sought after location with views out towards Winter Hill and the Lancashire Pennines, with versatile accommodation throughout. To the front the block paved driveway can accommodate several vehicles and leads past the garden with mature planting to the main entrance. Step into the welcoming hallway with under stair storage, and from there into the lovely bright lounge. To the rear the dining room, which can also double as bedroom three, is adjacent to the breakfast kitchen comprising a range of wall and base units, ceramic hob, double electric oven and grill and space, power and plumbing for appliances including Vaillant combi boiler. A door leads to the home office which in turns opens to the conservatory overlooking the garden and benefiting from those wonderful views. There is additional storage, and, completing the ground floor the bathroom comprises bath, shower, wash hand basin and wc. Step outside into the low maintenance garden planted with wildlife attracting mature shrubs, the upper terrace being a private place from which to enjoy the views and the lower terrace being the perfect place to relax and entertain. Back inside, stairs with return lead to the first floor landing with plenty of eaves storage and two double bedrooms separated by a bathroom comprising wc and wash hand basin on vanity unit. Close to village and town centre amenities, primary transport routes and excellent schools this is a wonderful place to call home. Do get in touch to arrange a viewing and make it yours. Council tax D, EPC C, Freehold.



- Delightful link detached home
- Wonderful views to Winter Hill
- Versatile accommodation

- Over 1100 square feet
- Media tour
- Conservatory

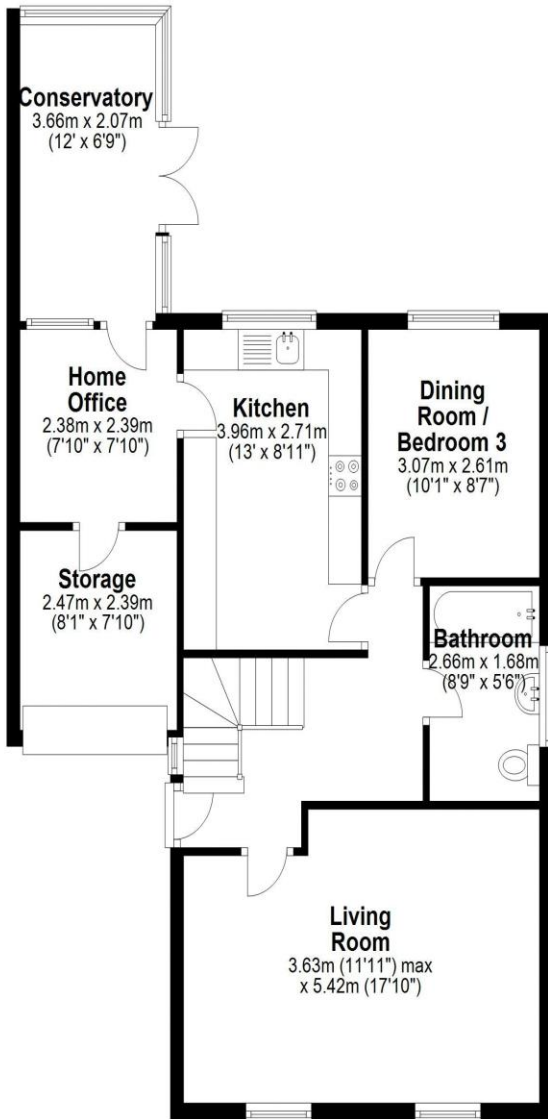
www.hometruthslancs.co.uk

Email: office@hometruthslancs.co.uk


HOME TRUTHS
SALES AND LETTING AGENT

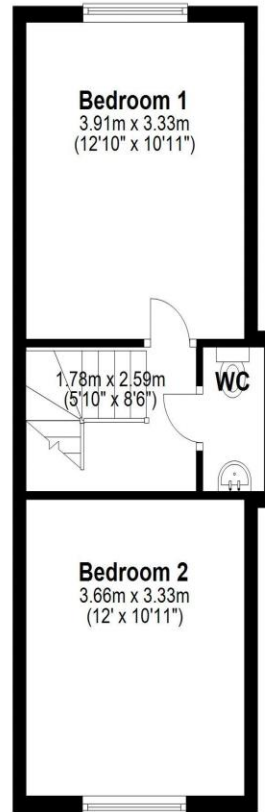
Ground Floor

Approx. 71.9 sq. metres (774.2 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 104.3 sq. metres (1122.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Mense Avenue



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Coppull

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