



Wrightington Bar, Wrightington, Wigan, WN6 9SD

Offers over £310,000

Sapphire Homes are delighted to offer For Sale this unique detached property in a much sought after location in the heart of Wrightington that enjoys a rural setting, countryside walks and farming lifestyle as well as being in close proximity to excellent local schools, amenities and transport links. Positioned on Wrightington Bar this beautiful 1800's double fronted detached cottage, oozes character and charm, but with enough modern features to satisfy the modern purchaser. In brief the accommodation comprises entrance / hallway, two generous reception rooms, modern fitted country style kitchen, conservatory, utility room, three double bedrooms and a full bathroom on each floor. Externally the garden is on a good sized plot with an additional piece of land to the side elevation currently being reintegrated back into the garden boundaries and there is lots of potential for the new purchaser. The property is warmed by Gas Central Heating, benefits from Double Glazed windows and doors and has a modern and tasteful decor. Early internal viewing is a must to appreciate this wonderful home. Offered to Market with No Upward Chain.



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GROUND FLOOR

Entrance / Hallway

Wall radiator, central light point, access doors to lounge, dining room, kitchen.

Lounge 3.68m x 3.38m (12'1" x 11'1")

Double glazed window to the front and side elevation, feature stone surround, TV point, central light fitment, wall radiator, stone floor, beams to ceiling and side panelling.

Reception 2 / Dining Room 3.66m x 3.58m (12'0" x 11'9")

Double glazed window to the front elevation, feature fire stove and surround, central light fitment, stairs leading to the first floor accommodation, stone floor, built in cupboard units, TV point, double doors leading to the conservatory.

Kitchen 3.56m x 3.05m (11'8" x 10'0")

Fitted with a range of wall and base units with worktops to compliment, double glazed window to the rear and side elevation, stone floor, Belfast sink, fitted hob and double electric oven, inset spotlights, wall radiator, door to the conservatory and door to the utility room.

Conservatory 3.45m x 4.65m (11'4" x 15'3")

Double glazed wooden conservatory to the rear elevation, double doors to the rear garden, wall radiator, wall light fitments.

Utility Room 1.8m x 0.97m (5'11" x 3'2")

Double glazed window to the side elevation, tiled floor and elevations, central light point, space for an automatic washing machine.

Bathroom 2.54m x 1.8m (8'4" x 5'11")

Double glazed frosted window to the side elevation, tiled floor and elevations, low level w/c, pedestal sink, heated towel rail, walk in shower cubicle and electric shower, central light point.

FIRST FLOOR

Landing

Double glazed window to the side elevation, access doors to all bedrooms and bathroom.

Bedroom 1 3.71m x 4.57m (12'2" x 15'0")

Double glazed window to the front and side elevation, built in robes, TV point, wall radiator.

Bedroom 2 3.61m x 3.28m (11'10" x 10'9")

Double glazed window to the side elevation, double glazed window to the rear elevation, wall radiator, central light point.

Bedroom 3 3.71m x 2.74m (12'2" x 9'0")

Double glazed window to the front elevation, wall radiator, loft access point, centre light fitment, built in units.

Bathroom 2.59m x 1.65m (8'6" x 5'5")

Double glazed window to the rear elevation, vinyl flooring, tiled walls, panelled bath, pedestal sink, wall radiator, low level w/c, bidet, centre light fitment.

EXTERNAL

Rear Garden

A well presented and low maintenance paving stone court yard, planted shrubs and plants, summer house, driveway and double gates to the side elevation. There is also a separate parcel of land, on a separate title, which is currently used by the farm next door but the current owner is just arranging new fencing to reintegrate back into the current garden area.

Driveway

The property is pavement fronted and has driveway parking to the side elevation leading to double wooden gates allowing parking beyond.



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