



Wrightington Bar, Wrightington, Wigan

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom terraced period property, located in the highly sought-after village of Wrightington, Lancashire. This charming home perfectly blends character features with a stylish and modern interior, creating a warm and inviting space ideal for families. Offered with NO CHAIN, the property provides generous living accommodation throughout while retaining a sense of charm that complements its period origins. Wrightington itself is a desirable semi-rural location, offering a peaceful setting while remaining conveniently close to a range of amenities. Nearby towns such as Standish, Appley Bridge and Chorley provide supermarkets, shops, cafés and excellent schools, while excellent transport links are also within easy reach. The M6 and M61 motorways are just a short drive away, making commuting across the North West easy and straightforward.

Entering the home, you are welcomed into a the vestibule with the staircase positioned directly ahead and access to both the lounge and kitchen. To the left-hand side is the spacious lounge, a cosy yet elegant room centred around a beautiful log burner that creates a wonderful focal point and a perfect place for relaxing evenings with family. Flowing through the lounge is the stunning sun room situated towards the rear of the property. This calming space enjoys lovely views over the garden and benefits from a charming stable door that opens out to the rear, allowing natural light to fill the room. The modern kitchen is cleverly split into two sections, both offering ample storage and integrated appliances. The front section features a practical breakfast bar with seating for two, as well as a wine cooler, making it a great spot for casual dining or morning coffee.

Moving upstairs, the first floor provides three well-proportioned bedrooms, ideal for growing families or those needing additional space for guests or a home office. The master bedroom is a generous and comfortable retreat, further enhanced by a dedicated dresser area. The remaining bedrooms are versatile and well-sized, each enjoying pleasant natural light. Serving the home is the stunning four-piece family bathroom, beautifully designed with a striking tear-drop bath as its centrepiece. Modern Velux windows above allow natural light to flood the room, creating a bright and relaxing atmosphere alongside the contemporary fittings and separate shower.

Externally, the property continues to impress with excellent outdoor space. To the rear, there is a driveway providing parking for up to two cars which leads up to a single detached garage, offering both secure parking and additional storage. The rear garden is a truly tranquil and picturesque setting, thoughtfully arranged with a central pathway that guides you through well-kept lawns and attractive plant beds. The pathway continues through a charming arched trellis, creating a delightful feature that adds character and a sense of privacy to the garden. This wonderful outdoor space is perfect for enjoying peaceful afternoons, entertaining guests, or allowing children to play safely, completing what is a charming and well-balanced family home.



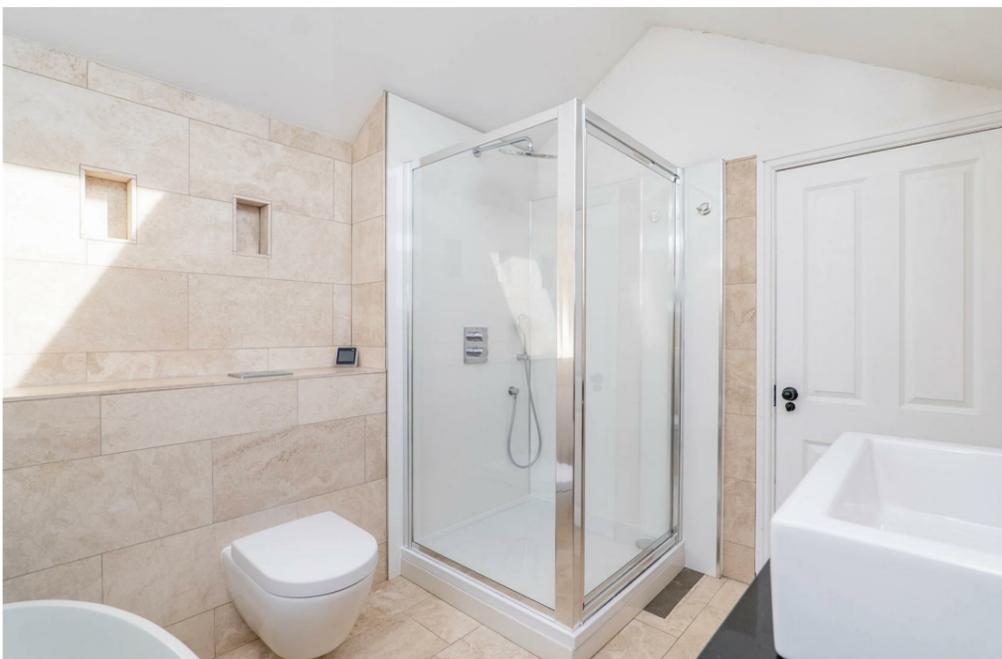










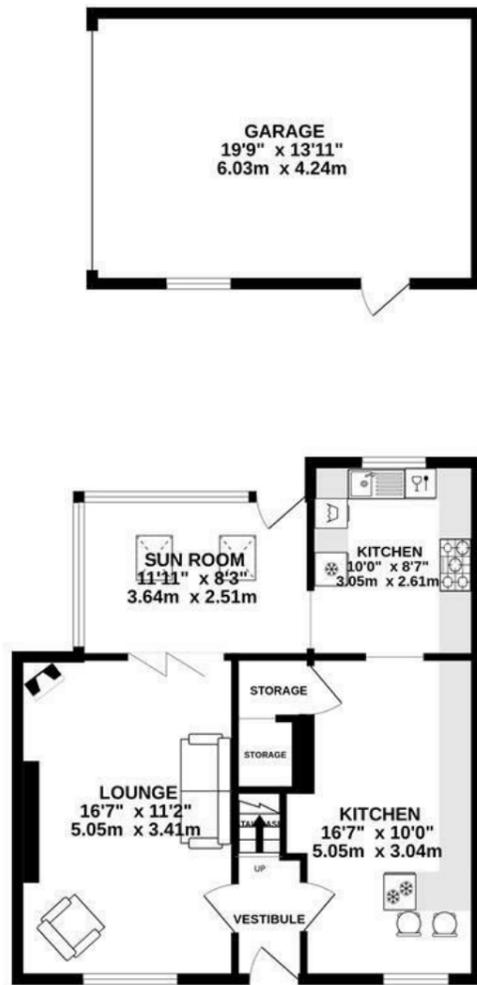




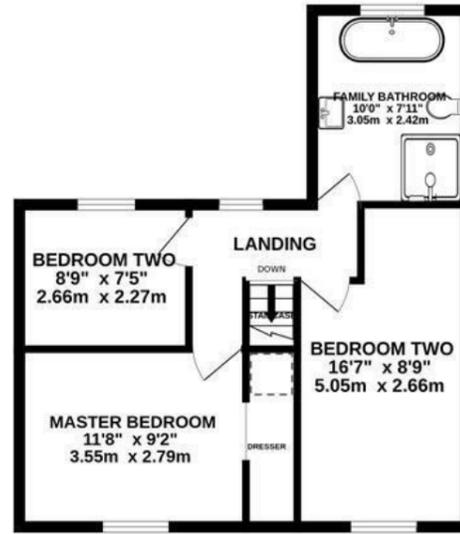




GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.

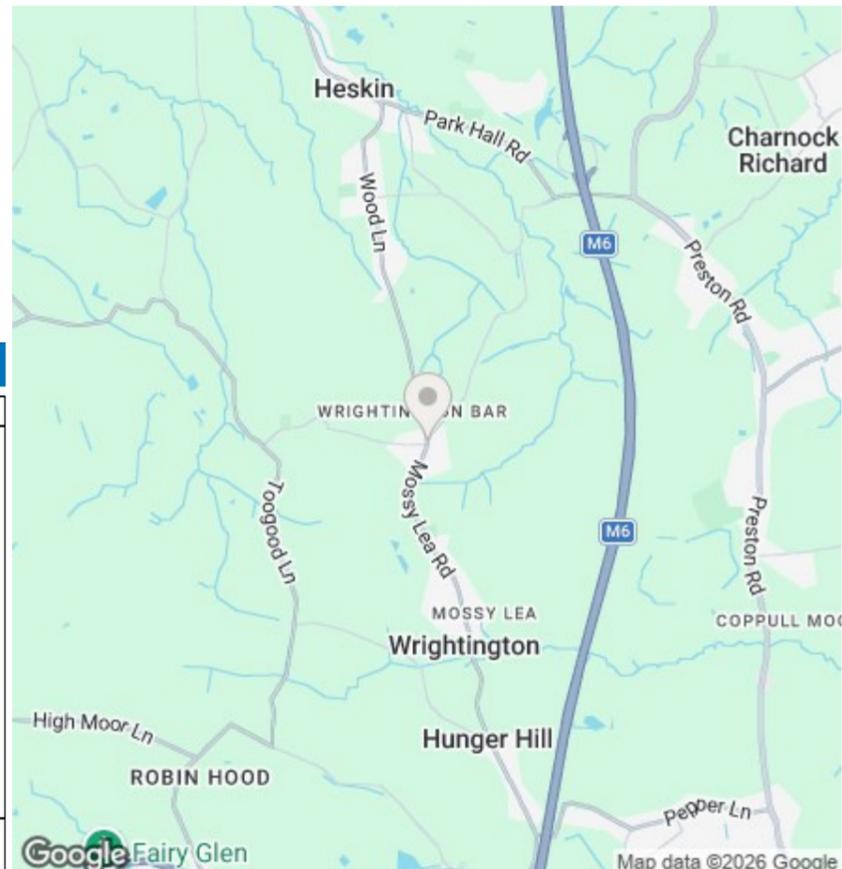


TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.

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 do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	