



Mossy Lea Road, Wroughtington, Wigan

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this charming and well-presented two-bedroom mid-terrace home, offered with NO ONWARDS CHAIN and available for immediate possession, ideally positioned within the sought-after semi-rural village of Wroughtington. This delightful property is perfectly suited to couples and young families, boasting a spacious interior with large bedrooms, neutral décor throughout, and an inviting open plan ground floor layout. The home enjoys spectacular countryside views to the rear, stretching out towards Winter Hill and Rivington Pike, creating a truly peaceful setting. Despite its tranquil surroundings, the property benefits from excellent travel links, including easy access to the M6 motorway, as well as nearby train stations including Appley Bridge Station, in Chorley and Wigan. A range of local amenities, schools, countryside walks, and popular eateries are all within easy reach.

Upon entering the home, you are welcomed via a vestibule that leads into the cosy front lounge, complete with a charming open fireplace. The space flows seamlessly into the dining room, offering additional reception space and enhancing the open plan feel of the ground floor, with the staircase positioned here leading to the first floor. To the rear is the large fitted kitchen/breakfast room, which benefits from ample workspace, a breakfast bar, and beautiful garden views, making it both a practical and enjoyable space.

To the first floor, the open landing gives access to two generously sized double bedrooms, both offering comfortable living space, with the second bedroom enjoying integrated storage and those stunning rear views. The accommodation is completed by a three-piece family bathroom fitted with an over-the-bath shower.

Both the ground floor and first floor benefit from having a wired intruder alarm system, providing added peace of mind.

Externally, to the front of the property is a driveway providing off-road parking for one car. To the rear is a long, beautifully maintained garden featuring a paved patio area, lawns, and established shrubs, as well as multiple seating areas including a slightly raised section that perfectly captures the spectacular countryside views. This wonderful outdoor space, combined with the home's desirable location and well-proportioned interior, makes this an excellent opportunity for those seeking a peaceful yet well-connected lifestyle.















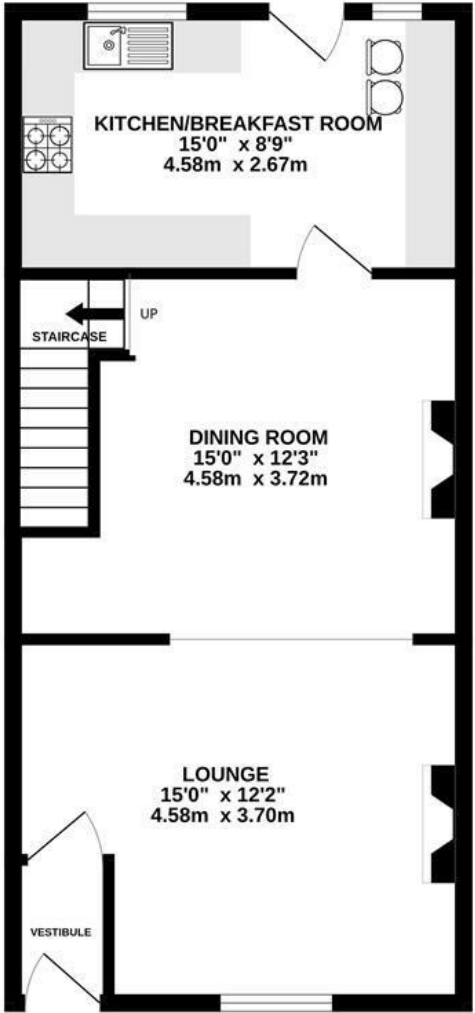




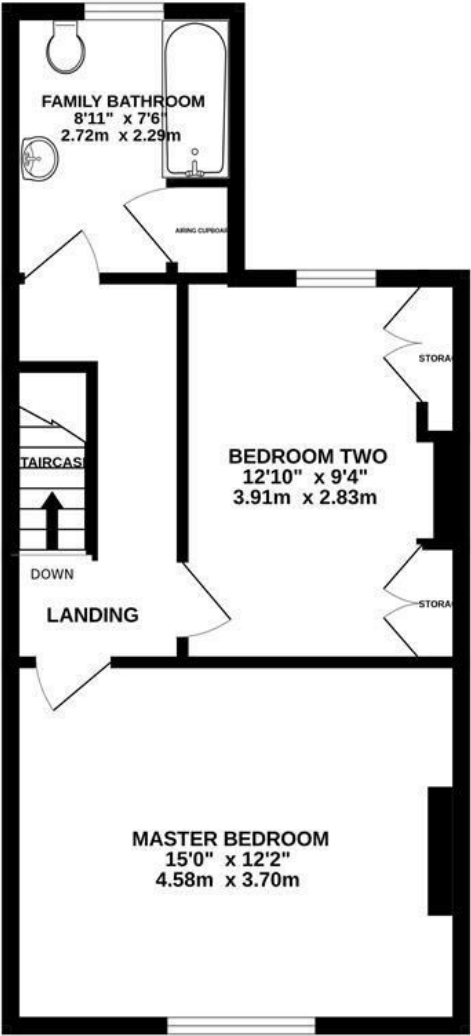


BEN ROSE

GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

