



Tunley Moss Cottage Tunley Moss, Wroughtington, Wigan WN6

Price Guide £675,000



A detached property set on a generous plot and benefitting from additional land comprising hardstanding storage area and field amounting to approximately 1.25 acres. Accommodation within the dormer bungalow has been split into two, both having a lounge, kitchen and bathroom or shower room, plus two first floor bedrooms on side 1 and a bedroom and box room on side 2. The property could easily be remodelled and converted back into one residence with potential for extension.



SIDE ONE ACCOMMODATION COMPRISES:
Semi glazed front entrance door to side one:

ENTRANCE HALL
Stairs to first floor accommodation.

SNUG
Double glazed window to front with open views over farmland. Walls panelled to dado height. Cast iron wood burning stove set on stone hearth. Radiator.

DINING KITCHEN
Double glazed window to side and exit door to rear with original exposed wooden lintel. Fitted with a range of wall and base units. Space for electric oven with extractor hood over. Space for fridge freezer. Stainless steel sink unit and plumbed for automatic washing machine. Laminate floor. Exposed stone wall. Radiator. Walk in larder/storage cupboard with shelving. Exit door to paved and fenced courtyard.

DOWNSTAIRS BATHROOM
Double glazed window to side. Fitted with a corner bath with shower over, pedestal wash hand basin and low level w.c. Radiator.

INNER LOBBY
Providing a good space for a study area with access door to the right hand side of the property.

FIRST FLOOR ACCOMMODATION
A wide staircase leads to the:

LANDING

BEDROOM 1
Double glazed Velux window. Built in eaves storage cupboards. Radiator.

BEDROOM 2
Double glazed Velux window. Radiator.

SIDE TWO
Rear entrance door to:

ENTRANCE HALL
Stairs to first floor accommodation with understairs storage cupboard. Tiled floor. Feature wall with interspersed glass bricks.

KITCHEN
Window to rear. Fitted with wall and base units incorporating stainless steel sink, and four ring hob. Plumbed for automatic washing machine and space for under counter fridge. Open to additional kitchen area with built in wall and base units to one wall.

LOUNGE
Window to front with open views over farmland. Original range with open fire and oven set in decorative surround. Radiator.

DOWNSTAIRS SHOWER ROOM
Double glazed window to side. Fitted with a step in shower cubicle, pedestal wash hand basin and low level w.c. Floorstanding Halstead Jetstream 8 oil central heating boiler. Walk in storage cupboard housing hot water cylinder.

LANDING
Window to side.

BEDROOM 1
Window to side.

BOX ROOM
Built in storage cupboards.

OUTSIDE
The property is approached via a wide driveway providing off road parking for several vehicles. The front garden is laid to lawn with shrub/flower borders. There is a further lawned area to the the right hand side of the driveway.

The rear garden of the property has a paved and lawned area and greenhouse.

The driveway extends to the side of the property leading to the workshop with power and light. A gate provides access to the hardstanding area with open barn and field beyond. This area excluding the property and front and rear gardens extends to approximately 1.25 acres.

The field beyond is fenced with open views over farmland.

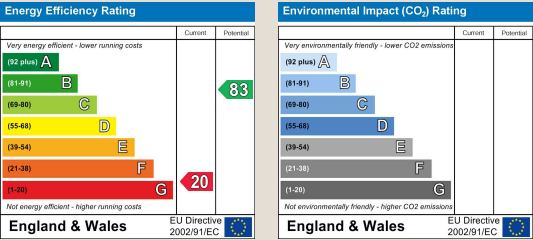
Area Map



Floor Plans



Energy Efficiency Graph



Property Specialists

Blacksmith's Barn Hall Lane, Mawdesley, Lancashire, L40 2QY Telephone: 01704 821393
Email: sales@angelaburnett.com www.angelaburnett.com

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