



## High Bank Broadhurst Lane, Wroughtington WN6 9RX

Price Guide £500,000



High Bank is a spacious detached residence set along a popular and sought after country lane. Briefly comprising three bedrooms, lounge, separate dining room, kitchen and conservatory, there are open views to the rear and woodland views to the front. Set on a generous plot with extensive rear gardens, and potential to extend subject to usual p.p.



## ENTRANCE HALL

Decorative double glazed double doors to the Entrance Hall with spindle staircase to first floor, and understairs storage cupboard housing an Alpha gas central heating boiler.

## LOUNGE

Double glazed picture window to front overlooking woodland. Portuguese marble fireplace with inset living flame gas fire. Wired for wall lights. Two radiators.

## KITCHEN

Double glazed window to rear and exit door to Conservatory. Well fitted with a good range of wall, base and tall storage units. "Carron Phoenix" sink with mixer tap. Five ring gas hob set in niche with extractor hood over. Built in double oven, integrated fridge, freezer, dishwasher and washing machine. Granite work surfaces. Tiled floor.

## DINING ROOM

Double glazed patio doors to Conservatory. Radiator.

## CONSERVATORY

The Conservatory which is "P" shaped, extends along the back of the property. Fully glazed, including the roof, this lovely light spacious room enjoys views over the extensive gardens, and farmland beyond. Tiled floor. Radiator. Toshiba air conditioning unit.

## LANDING

Frosted double glazed window to side. Spindle balustrade. Access to loft. Built in airing cupboard with shelving.

## BEDROOM 1

Double glazed window to front. Built in double wardrobes with glazed folding doors. Radiator.

## BEDROOM 2

Double glazed window to rear. Double built in wardrobes with folding doors. Radiator.

## BEDROOM 3

Double glazed window to front. Double built in storage cupboard. Radiator.

## SHOWER ROOM

Double glazed frosted window to rear. Fitted with a corner shower cubicle, wash hand basin set on vanity with storage beneath, and low level w.c. Radiator.

## FRONT

As the name suggests, High Bank is in an elevated position enjoying views to the front over woodland. The front garden is mainly laid to lawn with seasonal flowering shrub and flower borders. A side drive provides leads through a gate to the detached garage with electric door to front, double glazed windows to rear and side, and personal access door to side.

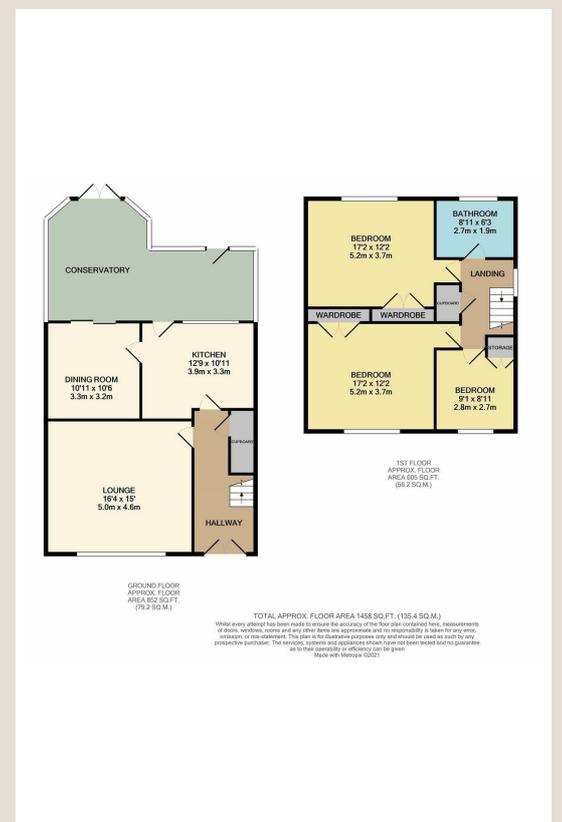
## REAR

One of the outstanding features of High Bank are the rear gardens with open views over farmland and countryside beyond. A paved patio lies to the immediate rear of the property leading to a feature gravelled landscaped area. To the side of the garden is a wisteria covered arbour. Beyond this the gardens are lawned with tree and shrub borders. There are two wooden storage sheds.

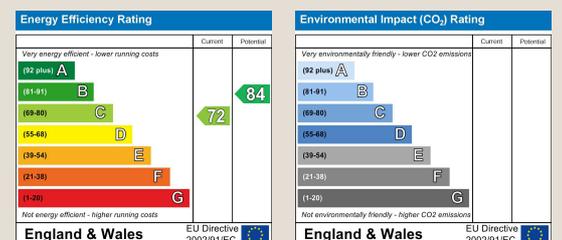
## Area Map



## 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.