



Maria B Evans Estate Agents Limited

12 Church Lane, Wrightington WN6 9SL

Offers in the region of £400,000



- Detached true bungalow on Church Lane, Wrightington
- Two good-sized double bedrooms
- Dining kitchen to the rear
- Reception room with gas fire
- Three-piece family bathroom
- Well-established gardens to the front and rear
- Detached tandem garage with power, light and up-and-over doors
- Driveway parking for up to three vehicles
- Excellent position close to local amenities, shops and schools
- Gas central heating throughout

Positioned along Church Lane in Wrightington, known for its semi-rural setting on the edge of the open countryside whilst also remaining conveniently close to the amenities that Heskin and Wrightington offer, this detached true bungalow presents a superb opportunity for those seeking ground floor living with scope to modernise and personalise. Situated within a charming plot, the property offers two double bedrooms, reception room, dining kitchen and family bathroom. Externally, there is a south-west facing rear garden, ample off-road parking via a block-paved driveway and a detached tandem garage.

Welcome in...

Mature, well-established gardens frame the front of the property, comprising of a small lawn and a variety of shrubs and bushes creating a sense of privacy. A block-paved driveway extends down the side of the bungalow, providing off-road parking for multiple vehicles and access to the garage at the rear.



A timber entrance door with opaque glazed inset opens into the porch, an ideal space for removing coats and shoes, complete with tiled flooring and an internal door with a feature stained-glass inset. The hallway provides access to all principal rooms and benefits from a radiator, pendant lighting and loft access. The loft is insulated, partially boarded and houses the Valliant gas boiler.

The living spaces...

Positioned to the front of the home, the reception enjoys a front-facing window and attractive stained-glass inset to the side of the property. The focal point of the room lies in the gas fireplace set within a smooth stone surround and hearth, whilst a television point, radiator and pendant lighting complete the room.



To the rear, the dining kitchen is fitted with a range of light oak wall and base units and includes plumbing for a washing machine, an integrated refrigerator, electric cooker point and a stainless-steel sink with etched drainers to either side. A rear-facing window and both pendant and spot lighting brighten the space, which is finished with tiled flooring, a radiator and an external glazed door opening onto the garden.



Sweet dreams...

Both bedrooms are good-sized doubles, with the principal bedroom overlooking the front garden whilst the second bedroom enjoys views across the rear garden. Each room is fitted with a radiator and pendant lighting.



Soak it up...

Serving the bedrooms is the family bathroom, fitted with a panelled bath, pedestal wash hand basin and close-coupled w.c. The room also benefits from a towel rail, built-in storage cupboard and opaque rear window.



Tangled in green...

The charming rear garden begins with a flagged patio area before stepping down to a substantial lawn bordered by mature planting. Stepping stones lead through the garden towards the detached tandem garage, which benefits from power, lighting and an up-and-over door. Enjoying a private position and a sought-after south-west facing aspect, the garden offers the perfect setting for relaxing.



On your doorstep...

Perfectly positioned for those seeking a balance of countryside surroundings and everyday convenience, 12 Church Lane enjoys a semi-rural setting between Heskin and Wrightington. Nearby amenities include popular cafés such as Orchid House Coffee Shop Thirsty & Co. Since 2023 Ltd., alongside well-regarded country pubs like The White Lion and walkable shops such as Spar in Heksin. Excellent local produce and artisan goods can be found at Toogood Farm Shop, with additional farm shop favourites nearby including Owd Barn, The Paddock at Wrightington and Cedar Farm in Mawdesley.

The area is also well served by reputable schools, including Wrightington Mossy Lea Primary School, Heskin Pemberton Primary School and is also in the catchment area for Bishop Rawstone Secondary School. Parbold and Appley Bridge railway station, as well as convenient access to the M6 motorway network further enhance the appeal for commuters travelling across the Northwest.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is TBC

The Council Tax Band is D

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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