



BW
BRIGHOUSE
WOLFF

12 Rookery Avenue, Appley Bridge, Nr Wigan, Lancs. WN6 9JX

£284,950





12 Rookery Avenue, Appley Bridge, Nr Wigan, Lancs. WN6 9JX

An immaculately presented and extended four Bedroom Link-Detached Family Home with stunning kitchen/diner, which is set in a much sought after area.

The property is located upon Rookery Avenue, Appley Bridge and therefore enjoys a peaceful central location, whilst being set within walking distance of the village centre with its variety of shops, schools, restaurants, Bistro's and bars.

The nearby M6 (Junction 27) provides excellent road links, whilst the villages railway station is set within walking distance and provides direct train access into Wigan, Manchester city centre and Southport.

Wrightington Hospital is also located locally, as are pleasant canal & countryside walks.

The accommodation which is well presented throughout briefly comprises; Entrance hallway, lounge, modern kitchen/diner/living space, utility room & wc to the ground floor. To the first floor are four well proportioned bedrooms and modern four piece family bathroom suite, whilst to the exterior are private garden areas to the front and rear and off road driveway parking.

Further benefits include gas central heating and double glazing.

As we envisage high levels of interest and demand from the outset, contact us today on 01695 580801 to arrange your early viewing and avoid the disappointment of missing out.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entrance doorway leads into the main hallway, stairs lead to the first floor, storage/cloaks cupboard, ceiling lighting.

LOUNGE

13'10" x 12'10" (4.23 x 3.92)

Main reception room situated to the front of the main accommodation. With double glazed window, contrasting flooring, double french doors leading into the dining kitchen, ceiling lighting & tv point.

KITCHEN / DINER

22'9" x 10'1" max (6.95 x 3.09 max)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, breakfast bar, splash backs and flooring, with recessed ceiling spot lights throughout, integrated 5 ring gas hob, oven & extractor hood, incorporated sink and drainer, a dedicated dining area with space for table and chairs and contemporary lighting, double glazed windows and double patio doors leading into the rear gardens.

UTILITY ROOM

7'0" x 5'7" (2.14 x 1.71)

Plumbing for washing machine and dryer, ceiling lighting, gas combination boiler, storage area.

WC

A modern white suite comprising; low level wc & wash basin, ceiling light point & extractor.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the main landing area, which provides access to all first floor accommodation.

BEDROOM 1

13'3" x 10'4" (4.05 x 3.15)

Double glazed window to the front elevation, radiator panel and ceiling lighting.

BEDROOM 2

10'0" x 9'11" plus alcove (3.06 x 3.04 plus alcove)

Double glazed window to the rear elevation, radiator panel, ceiling lighting & built in/fitted wardrobes.

BEDROOM 3

14'9" x 6'9" max (4.50 x 2.07 max)

Double glazed window to the front elevation, radiator panel, ceiling lighting & built in wardrobes/over stairs storage.

BEDROOM 4

12'9" x 5'7" (3.91 x 1.71)

Double glazed window to the front elevation, radiator panel and ceiling light point.

BATHROOM SUITE

10'8" x 5'7" (3.26 x 1.72)

Fitted with a modern white four piece bathroom suite comprising; double ended bath, corner shower enclosure with over head shower and shower screens, low level wc, vanity wash basin and unit below, partially tiled walls, contrasting ceramic tiled flooring, stainless steel heated towel rail, recessed spotlighting, double glazed frosted window.

EXTERIOR

PARKING & STORAGE

The front of the property provides ample dedicated parking and is mainly golden gravelled with ornamental shrub and tree borders. The drive leads to a storage area (former garage) with up and over door, power & lighting and personal door to the rear.

N.B. As the property has been altered to add further internal accommodation, this area is now a dedicated store and can no longer accommodate a car.

GARDENS

The rear garden area provides excellent private outdoor living space, is mainly laid to lawn and fence enclosed.

A flagged and gravelled patio/seating area lead to a timber built shed and further raised patio area to the far rear, whilst ornamental shrub & tree borders complete.

MATERIAL INFORMATION

TENURE

FREEHOLD

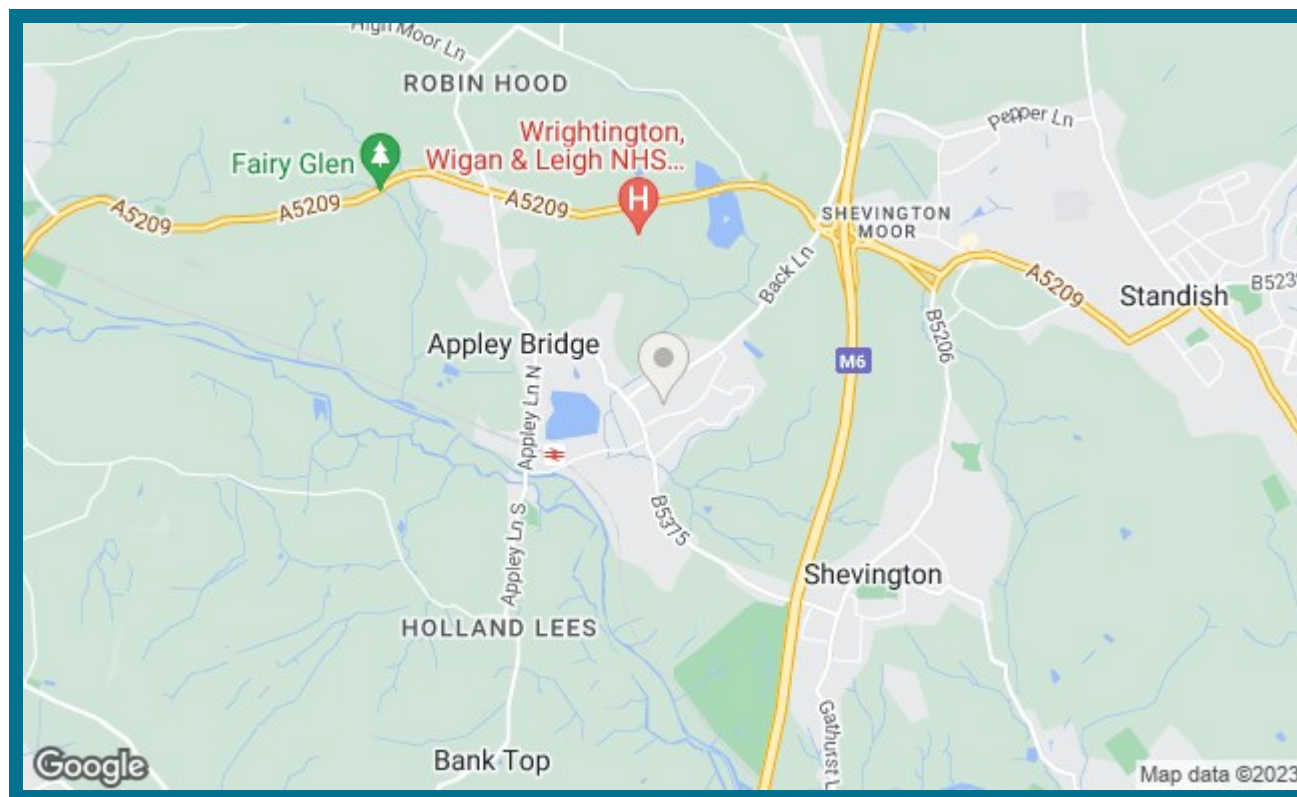
COUNCIL TAX

BAND C

2023-24 - £1,627.37p.a.

As per Wigan Council Website.

VIEWING BY APPOINTMENT



Important Information

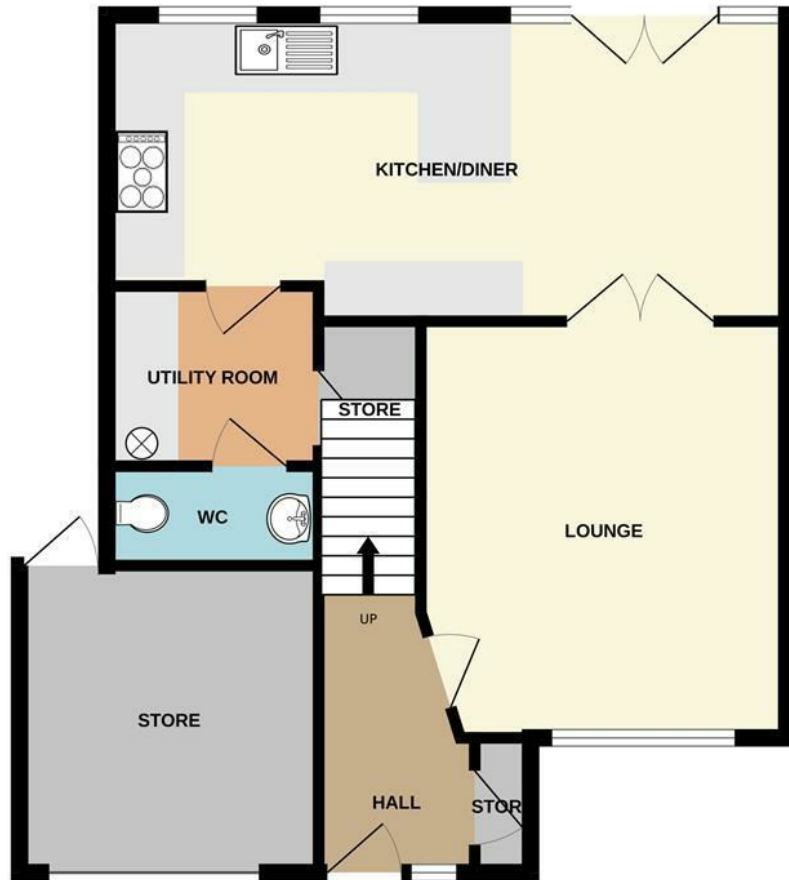
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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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 (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	

