



£314,950

38 Glenside, Appley Bridge, Wigan, WN6 9EG

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Located in the sought-after area of Appley Bridge, Wigan on a private development this spacious detached property provides a wealth of accommodation which will suit a growing family and has scope for extension (subject to planning)

The property is in close proximity to amenities within the nearby villages of Appley Bridge and Parbold. The village of Appley Bridge is approximately 1.3 km south east of the Property, the Leeds Liverpool Canal is routed through the village and there are a range of cafés, restaurants and a convenience store.

Living Room

13'6" x 11'8" (4.14 x 3.57)
carpeted with feature fireplace

Kitchen

11'6" x 9'0" (3.53 x 2.76)
With a range of base and wall units and double glazed upvc window overlooking the rear garden

Dining Room

12'9" x 11'8" (3.91 x 3.57)
with carpeted flooring, and French doors looking onto the Garden

Hallway

17'3" x 6'5" (5.26 x 1.96)
the hallway provides access to the first-floor accommodation via a staircase, dining room and kitchen

WC

5'8" x 3'8" (1.75 x 1.12)

Bedroom 1

13'6" x 11'8" (4.14 x 3.57)

Bedroom 2

12'9" x 11'8" (3.91 x 3.57)

Bedroom 3

9'6" x 6'5" (2.91 x 1.96)

Bathroom

9'0" x 6'5" (2.76 x 1.96)

Garden

Garage

19'8" x 8'10" (6 x 2.7)

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

