

FOR SALE

54B, Finch Lane, Appley Bridge, WN6 9DT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



54B, Finch Lane, Appley Bridge, WN6 9DT

Individually designed detached house with breathtaking views across idyllic Lancashire countryside.



- Idyllic and highly prized rural location
- Individually designed
- Beautiful mature gardens
- High quality kitchen & bathroom
- Spectacular countryside views
- Very spacious 3 bed accommodation
- Gated driveway & detached garage
- 1793 SQ.FT.

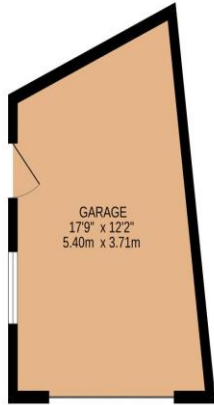
This property really does boast one of the best locations you will find in Wigan or West Lancs. Located near the end of Finch Lane nestled within beautiful mature gardens that enjoy breathtaking open views across idyllic Lancashire countryside, - this individually designed detached house offers buyers a very rare opportunity to purchase something in a setting that, locally is totally unrivalled.

Boasting an individual design and build the house affords spacious three bedroomed accommodation totalling close to 1,800 square feet living space (including the garage) making it larger than many four bed detached houses and featuring lots of living space and big bedrooms including a master which runs the full length of the house from front to back with gorgeous double open aspects. The property is absolutely immaculately maintained including a bespoke fitted kitchen with granite worktops and a luxuriously appointed, fully-tiled four piece family bathroom comprising a freestanding bath and chandelier over, WC, wash hand vanity unit and separate walk-in shower cubicle. This property also has a large loft which is boarded and has 2 Velux windows providing ample storage.

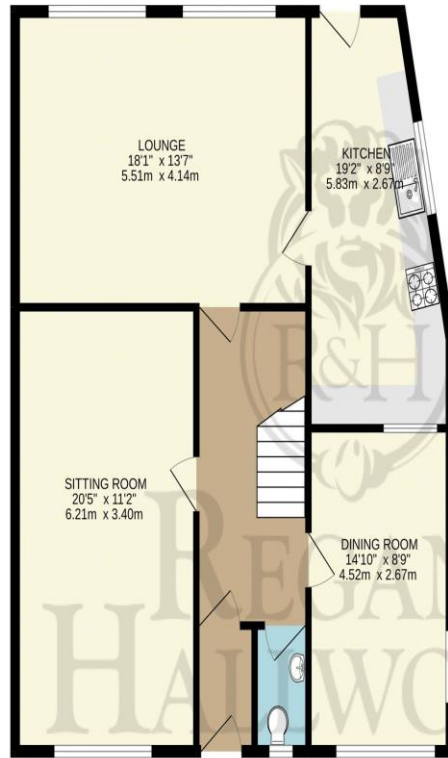
Outside large wrought iron gates open onto a block paved driveway leading to a detached 1.5 garage whilst the rear garden is undoubtedly one of the property's main highlights - an attractive landscaped Indian stone patio provides a wonderful vantage point to enjoy south facing aspects overlooking a gorgeous, perfectly maintained lawn with well-stocked borders and beyond over farmland and towards Ashurst Beacon Country Park. Locally, the picturesque Fairy Glen is just a few steps away from the property, as are other numerous pretty trails and paths, plus many amenities, excellent schools and transport links are all within easy reach. Available with no chain delay. Viewings are essential.



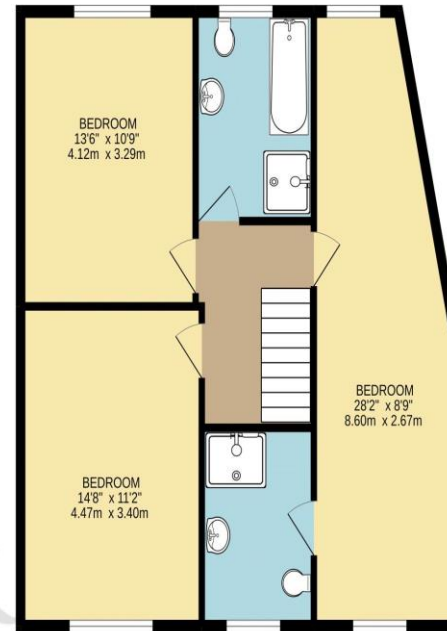
GARAGE
175 sq.ft. (16.2 sq.m.) approx.



GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



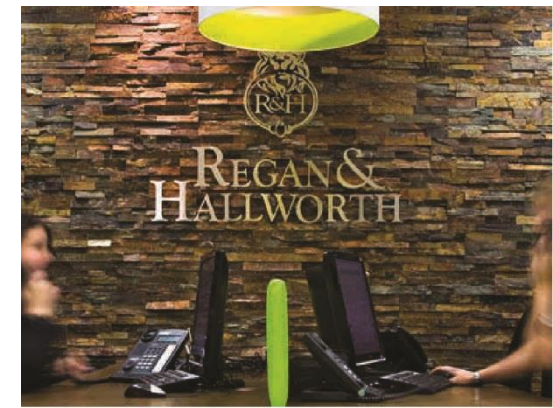
1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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