

FOR SALE

46, Millbank, Appley Bridge , WN6 9LJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



46, Millbank, Appley Bridge , WN6 9LJ

Outstanding semi-detached home sat on a large plot in a lovely cul-de-sac in Appley Bridge.



- Outstanding semi-detached family home
- Fitted kitchen with cooker
- Bathroom / shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Large gardens and driveway.
- 811 SQ. FT.

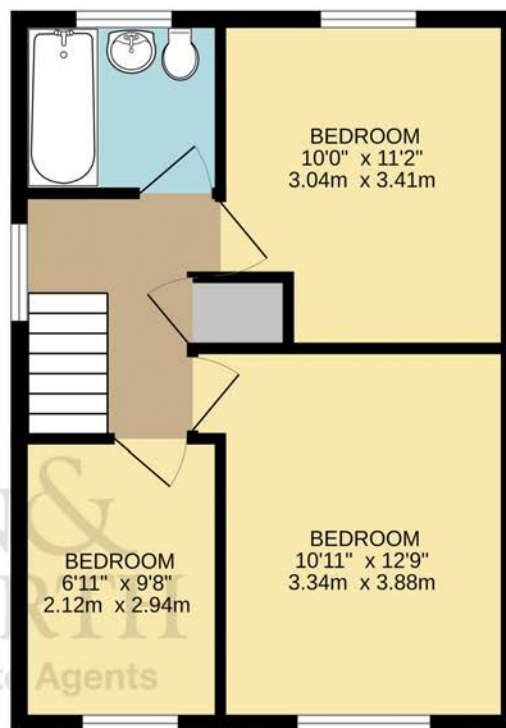
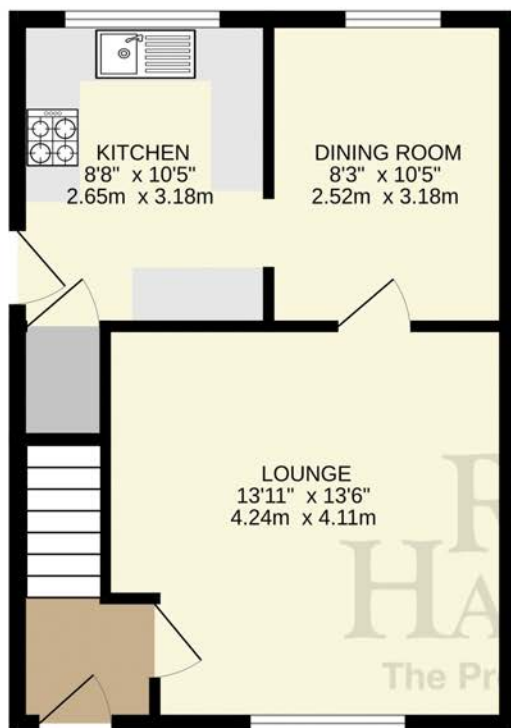
This is a fantastic opportunity to purchase a superb, three bed semi-detached family home located along a quiet cul-de-sac in the ever-popular village of Appley Bridge. Millbank has been finished to a good standard throughout boasting spacious accommodation along with larger gardens and driveway. The property boasts excellent access to a range of local amenities, schools for all ages, public transport links including train station, stunning countryside walks and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, large formal lounge located to the front of the property, good sized dining room located to the rear and then a fitted kitchen with a range of wall, base and drawer units along with cooker.

Up on the first floor the centrally located landing area opens to give access to a master double bedroom located to the front of the property, second double bedroom located to the rear, modern fitted family bathroom with shower over bath and a good sized third bedroom to the front.

Externally the property has a large driveway to the front along with a lawned front garden. To the rear there is a large, private and secure garden with patio area, lawn all surrounded by mature plants trees and shrubs. The property is sat on a larger than average plot so the possibilities of extending to the rear and side are there all subject to the relevant planning approval. Internal inspection of this superb family home is highly recommended to truly appreciate the deceptive size, great plot and amazing location.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 811 sq.ft. (75.3 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.
Made with Metropix ©2024



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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

www.reganandhallworth.com