

FOR SALE

80, Appley Lane North, Appley Bridge, WN6 9AQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Wonderful period semi enviably located in one of Appley Bridge's most coveted settings.



- Elegant period home
- Set across 3 floors
- Stunning vaulted ceiling extension
- Highly prized location
- 5 bedrooms / 2 reception rooms
- Superior master suite
- Wonderful open views
- 2026 SQFT

Seldom do homes as impressive as this wonderful Edwardian semi-detached property come available on the open market. Located on a leafy, pretty road in a high prized semi-rural part of Appley Bridge with far reaching views to the rear across fields & countryside - this substantial family home must be viewed internally to be appreciated. Totalling an astonishing 2026 square feet of living space & arranged across three floors, this beautiful period home has retained many of its original features such as ornate coving, high ceilings and large feature windows. The home has also undergone various extensions and enhancements over the years too, making it much larger than its original design. Our clients have not only extended the ground floor, they have also added a full width loft dormer upstairs, creating a superior master suite with its own en-suite too. Ideal then for a growing family in need of lots of living space, the home in brief comprises; a spacious inner hallway, two elegant reception rooms with lovely ornate coved ceilings plus the stunning fitted kitchen diner with extension. The striking, architect designed extension boasts a vaulted ceiling, exposed trusses & Velux windows that bathe the room in lots of natural light. The kitchen has been finished with quality granite worktops, a range of integrated appliances plus a breakfast bar & Bi-folding doors that lead outside. There is also a useful utility room & wc / cloaks. To the first floor there are four bedrooms and a principal bathroom suite, whilst to the second floor is the superb master bed with en-suite. Interestingly almost every window in the house, all of which are double glazed, enjoys a lovely, picturesque aspect of some kind, but the master bedroom enjoys the most breathtaking of views. Outside, the rear garden is another key selling point. The views across the fields to the rear are wonderful, whilst the garden itself is mature, well stocked and notable for its size. Our clients have added a smart Indian Stone patio area for sitting out, plus the rear garden enjoys a sunny westerly facing aspect. To the front is a driveway providing off road parking. Viewings are highly recommended on this exceptional period home.







TOTAL FLOOR AREA : 2026 sq.ft. (188.3 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.
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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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