

**FOR SALE**

4, Millbank, Appley Bridge, WN6 9LJ

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 4, Millbank, Appley Bridge, WN6 9LJ

Spacious 3 bed detached house featuring a fantastic orangery & gorgeous private gardens.

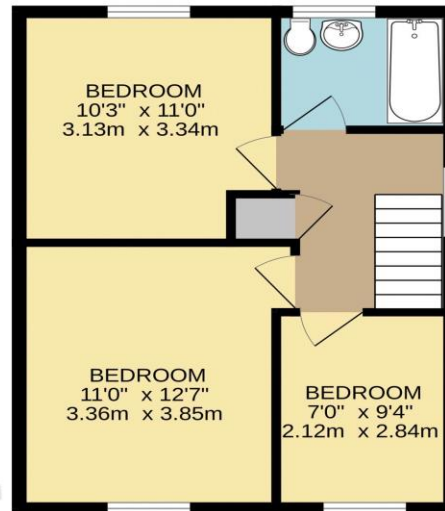
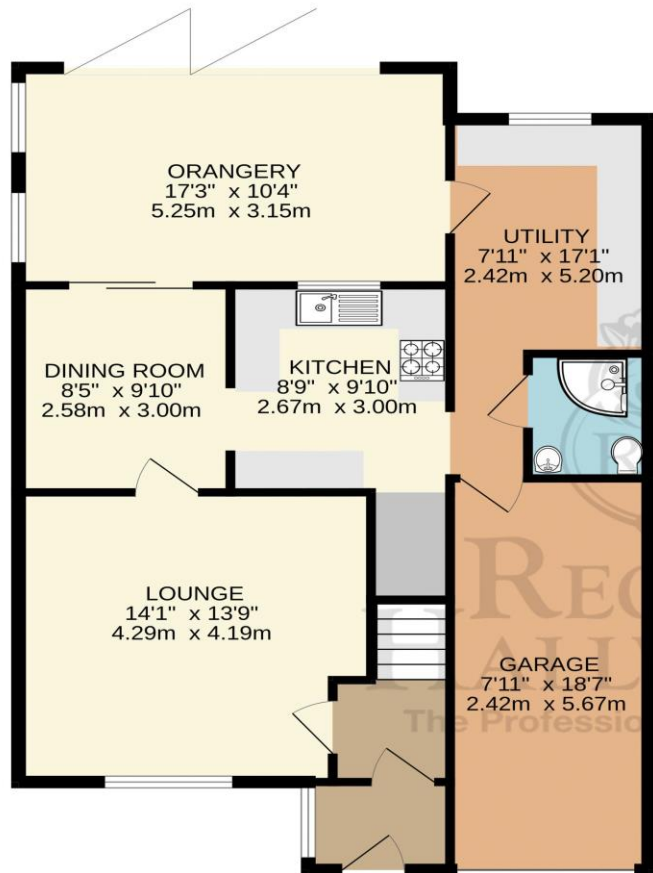


- Spacious 3 bed detached house
- 5 panel Bifold doors
- Prime semi-rural location
- Freehold
- Stylish Orangery with roof lantern
- Mature rear garden not overlooked
- Garage & large utility room
- 1296 SQ.FT.

4 Millbank is an impressive detached family home spanning nearly 1300 square feet. Situated in a quiet modern close, it backs onto mature woodland with a running brook at the rear. The interior features light contemporary decor and a sleek and stylish orangery extension to the rear that will appeal to modern buyers. The ground floor includes an entrance porch, hallway, spacious front lounge, dining room, and fully fitted kitchen. Patio doors connect the dining room to the large Orangery extension, flooded with natural light from a roof lantern and 5-panel bifold doors. Downstairs also offers an attached garage, a large utility room, and a full-sized ground floor shower room. Upstairs, there are three good-sized bedrooms and a principal bathroom suite. The front and rear gardens are well-screened by mature trees, and the front garden has been block-paved to provide ample off-road parking with garage access (which could be converted if desired). The property benefits from gas central heating and full double glazing. Early viewings are essential for this stunning family home. Tucked away on Millbank, just off Mill Lane in Appley Bridge, this spacious three-bedroom detached home enjoys a prime location near schools, the local train station, and picturesque canal-side walks to the village of Parbold and beyond. The property is FREEHOLD.





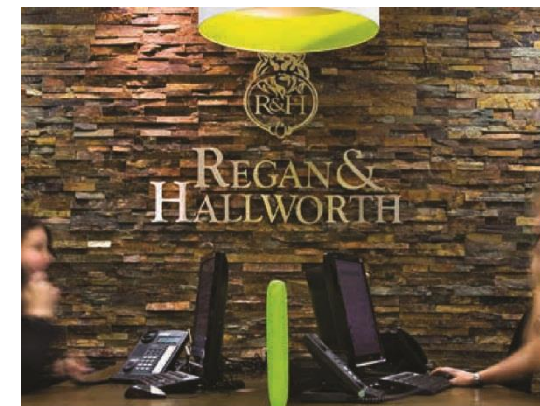


TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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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