

FOR SALE

34, Finch Mill Avenue, Appley Bridge, WN6 9DF

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

 ESTD
1996



34, Finch Mill Avenue, Appley Bridge , WN6 9DF

Exceptional detached family home located in the ever popular area of Appley Bridge.



- Exceptional extended detached family home
- Large open plan kitchen / dining / family room
- Family bathroom / en-suite / cloak room wc
- Close to schools and amenities
- Superb sized reception rooms
- Three large double bedrooms
- Large gardens / driveway / garage
- 1821 SQ. FT.

This is an exciting and rare opportunity to purchase a stunning and extended family detached home located in a quiet cul-de-sac along the sought after Finch Mill Avenue in Appley Bridge. The property has been finished to the highest of standards throughout offering a very modern and contemporary feel along with being set on a large plot with beautifully landscaped gardens with woodland to the rear. Finch Mill Avenue offers excellent access to a range of local amenities, schools, country walks, public transport links including train station and is just a short drive to several major motorway networks. Internally the accommodation is set over two floors boasting just over 1800 square feet of contemporary space which in brief comprises of entrance hallway, cloak room wc, superb sized study / guest bedroom, large formal lounge / sitting room with large window to the front and double doors to the rear, stunning open plan kitchen / dining / family room to the rear with the kitchen boasting a range of wall, base and drawer units along with island, large well equipped utility room with store cupboard and door leading into the integral garage. Up on the first floor the centrally located landing area opens to give access to a large, 30 foot long master suite with dressing area and modern fitted en-suite with bath, two further good sized double bedrooms and the a modern fitted family bathroom comprising of wc, sink unit, bidet and corner shower unit. The kitchen, master bedroom and en-suite all benefit from under floor heating. Externally Finch Mill Avenue has a large driveway providing off road parking for several cars and access to the garage, there is also a well-maintained lawn to the front. To the rear there are large, private and enclosed gardens with patio areas, lawn to the rear and side, well stocked borders and woodland beyond. Internal inspection of this immaculately presented family home is highly recommended to truly appreciate its deceptive size, amazing finish and outstanding location.



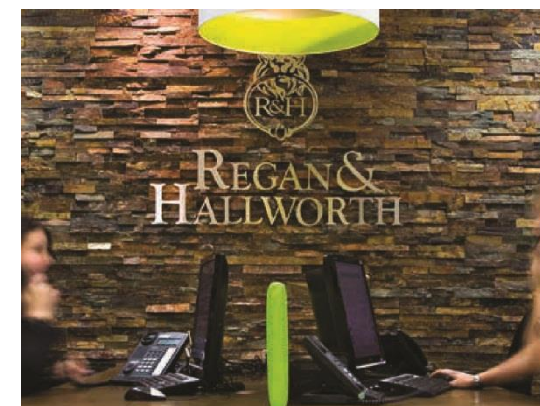


TOTAL FLOOR AREA : 1821 sq.ft. (169.2 sq.m.) approx.

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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