

FOR SALE

50, Herons Wharf, Appley Bridge, WN6 9ET

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



50, Herons Wharf, Appley Bridge, WN6 9ET

Stunning detached family home offering 1442 SQFT of immaculate living space.

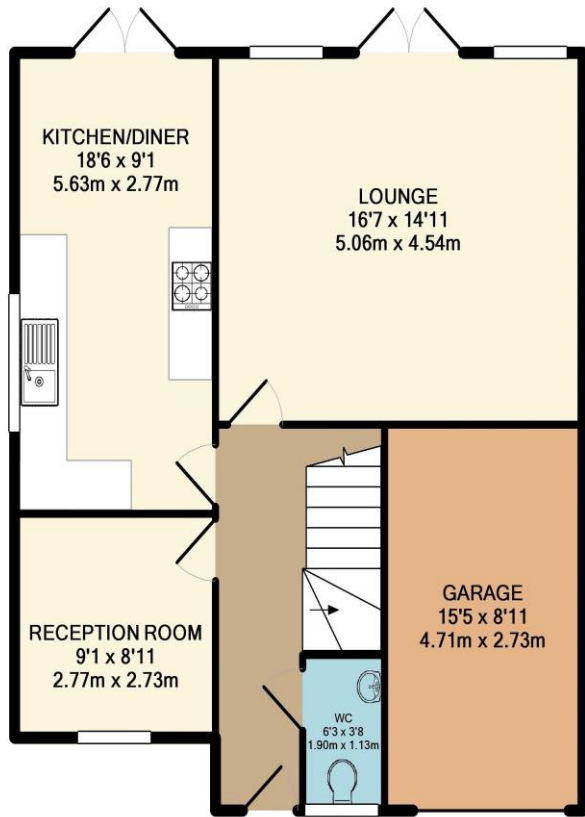


- Stunning detached family home
- Immaculately presented throughout
- Highly coveted development
- Beautifully maintained garden
- 4 bedrooms / 2 reception rooms
- Quiet, tucked away position
- Pleasant setting close to canal
- 1442 SQFT

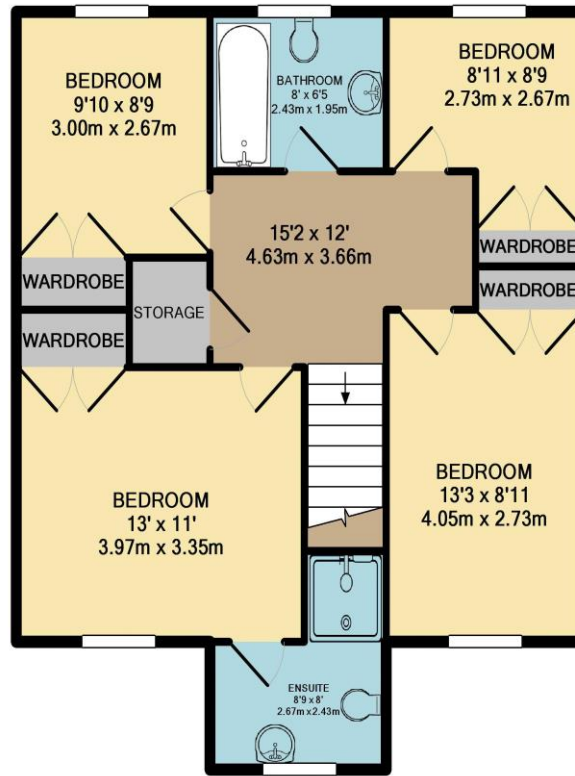
Tucked away on a highly prized modern development that enjoys picturesque waterside aspects, this stunning & generously sized detached family home totals a very sizeable 1442 square feet & rests in one of the best spots on the whole close. One of the largest styles built on the development, the property is positioned just off the road overlooking a small park & is impeccably presented throughout, boasting stylish contemporary interiors that should suit modern buyers' tastes. The home is set across two floors that in brief comprise; a main hallway with wc / cloaks, front dining room / snug, a spacious rear lounge with a feature fireplace and French Doors that open out onto the rear garden, plus a stunning fitted kitchen diner. The kitchen itself boasts a range of integrated appliances, spot lighting and access also into the garden via French Doors. Upstairs, there are four generously proportioned rooms, all of which boast fitted wardrobes, plus an en-suite to the master bedroom and a smart principal bathroom suite. Externally the home enjoys notable privacy to both the front and the rear. The rear has an extended flagged patio area for sitting out, plus enjoys a sunny, southerly aspect & therefore sun all day. Our clients have beautifully maintained the garden, which is mature & well stocked with lots of pretty plants and flowers. To the front is a double driveway & access into the integral garage plus there is an EV charging point. Herons Wharf itself is enviably positioned just off Mill Lane in the prestigious village of Appley Bridge. Resting alongside the pretty Leeds-Liverpool canal which offers peaceful waterside towpaths to either Crooke Village & Wigan one way, or Parbold Village & beyond the other way. The home is also within easy reach of some excellent schools, motorways, plus a short walk to the train station. Early viewings are highly recommended on this stunning family home.







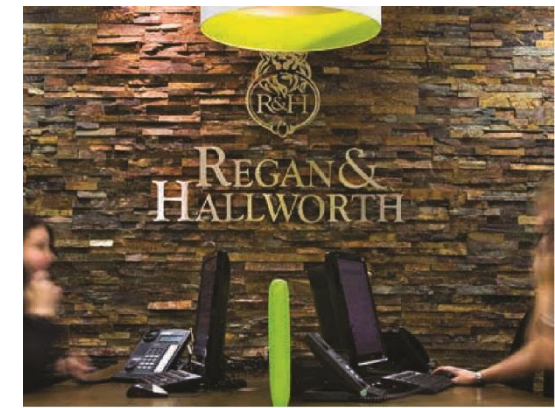
GROUND FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(70.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (134.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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