

FOR SALE

80, Herons Wharf, Appley Bridge, WN6 9ET

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



80, Herons Wharf, Appley Bridge, WN6 9ET

Stunning executive detached boasting a superior corner position & wonderful views.



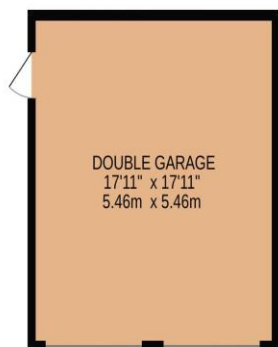
- Exceptional executive detached home
- Superior corner position
- Highly coveted area of Appley Bridge
- Close to train station / canal
- 4 bedrooms / 3 reception rooms
- Stunning open views
- Driveway & double garage
- 1878 SQFT

Enviably positioned right at the very top of Herons Wharf in what is comfortably the development's best spot and resting within a substantial corner plot that enjoys lots of privacy & simply stunning views overlooking the Leeds-Liverpool Canal and pretty greenbelt countryside - this exceptional, executive detached family home boasts a generous 1878 square feet of impeccable living space and simply must be viewed to be fully appreciated. Internally this simply stunning family home is set across two floors of high quality, contemporary living space that is a credit to the current owners. In brief this exceptional home comprises; an entrance hallway with wc / cloaks & study / home office, an elegant main lounge with feature fireplace, rear dining room & the superb, kitchen diner with seating area. The kitchen itself is finished with a breakfast bar, a range of quality integrated appliances, spot lighting & French Doors that lead outside. There is also a useful utility room off the kitchen. Upstairs, there are four generously sized bedrooms, with a superb en-suite to the master bed & fitted units, plus the modern principal bathroom suite. Our clients have cleverly utilised the third bedroom as a pleasant lounge / reading room as it boasts a lovely Juliette Balcony with stunning open views. Externally the home benefits from beautifully landscaped gardens that are located to the front and rear. The rear benefits from a quality Indian Stone patio area, a pretty lawn plus lovely stocked borders. To the side there is a generous double driveway providing ample off road parking & access to a detached double garage. The views here from every angle are just stunning, with the home enjoying wonderful sunsets to the front and a the perfect balance of modern contemporary living within a picturesque rural setting. Herons Wharf itself is a superb development of 82 homes, situated in the charming village of Appley Bridge which is one of the most desirable locations in Wigan and West Lancashire. It offers a real sense of place along the Leeds and Liverpool canal whilst being within easy reach of excellent schools, its own railway station (direct access to both Manchester and Southport) and the M6 motorway junction and network beyond. There are also ample local countryside walks, and the picturesque 'Fairy Glen' is a short distance away. Viewings of this remarkable family home are highly recommended.

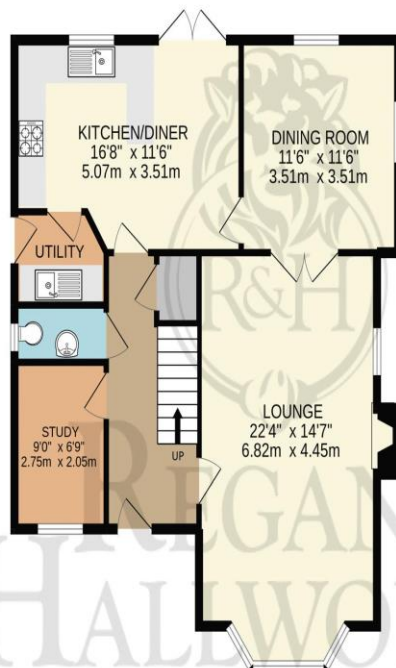




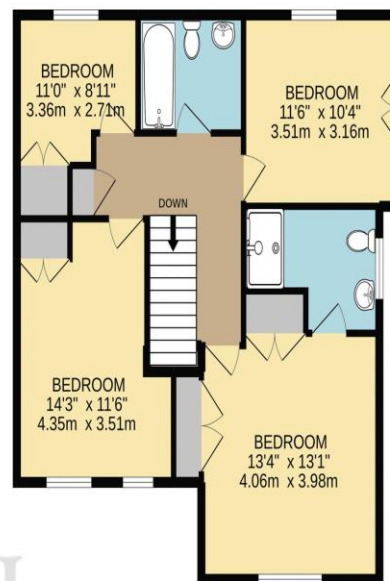
BASEMENT
321 sq.ft. (29.8 sq.m.) approx.



GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



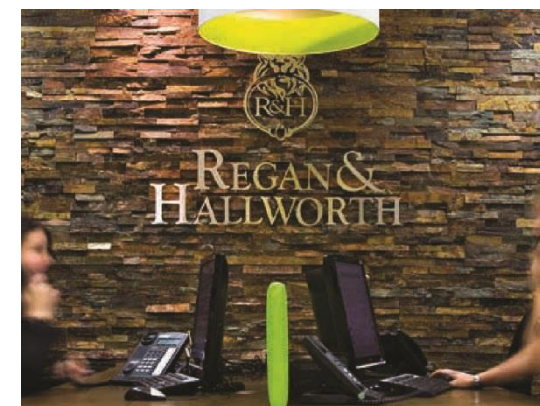
1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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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