

FOR SALE

65, Runshaw Avenue, Appley Bridge, WN6 9JP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



65, Runshaw Avenue, Appley Bridge, WN6 9JP

A spacious three bed semi-detached family home with superb enclosed corner plot and double garage.

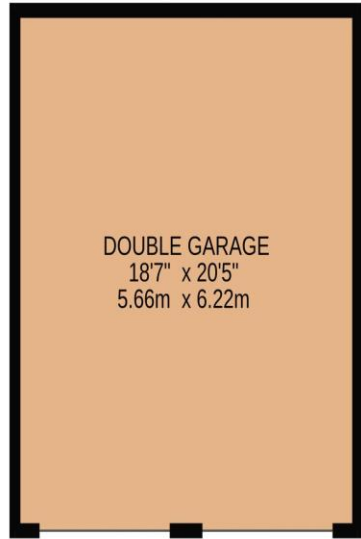


- Spacious three bed family home
- Side garden enjoys sunny aspect
- Gas central heating
- NO ONWARD CHAIN
- Large enclosed corner plot
- Detached double garage
- Full double glazing
- 1189 SQ.FT.

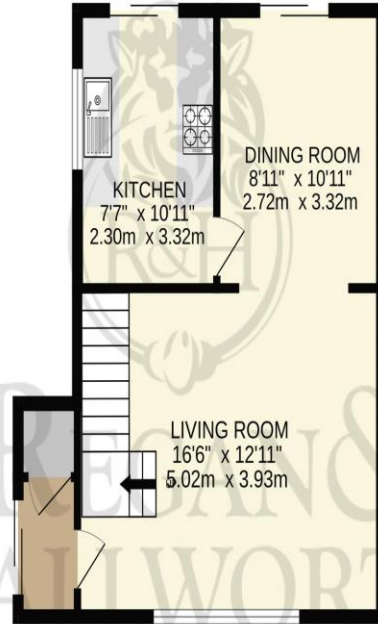
Now available for sale and offered with NO ONWARD CHAIN is this excellent three bed semi-detached family home. Runshaw Avenue is situated in the ever-popular area of Appley Bridge located close to a range of local amenities, schools for all ages, public transport links including train station country walks from the doorstep and is just a few minutes' drive to junction 27 of the M6 motorway network. The property is sat on one of the largest plots in the area with gardens to the front, side and rear along with two garages and double driveway. Internally the accommodation offers just over 1100 square feet set over two floors which in brief comprises of entrance porch, large formal lounge / sitting room located to the front with open stairs leading to the first floor, good sized dining room located to the rear with doors leading out onto the gardens and then a fitted kitchen offering a range of wall, base and drawer units along with cooker. Up on the first floor there are two good sized double bedrooms, one to the front and the other to the rear, a third single bedroom and then a family bathroom comprising of wc, sink unit and bath with shower over. Externally the property is fully fenced off making it very secure with lawn to the front, side and rear along with a rear patio area. Beyond the rear gardens are two garages which belong to the property along with the double driveway. Internal inspection is highly recommended to truly appreciate the deceptive size and outstanding location of this excellent family home.



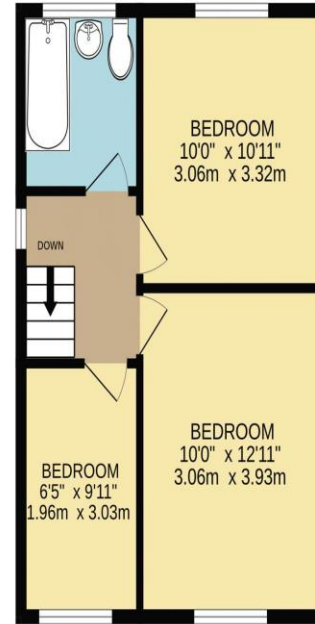
GARAGE
379 sq.ft. (35.2 sq.m.) approx.



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

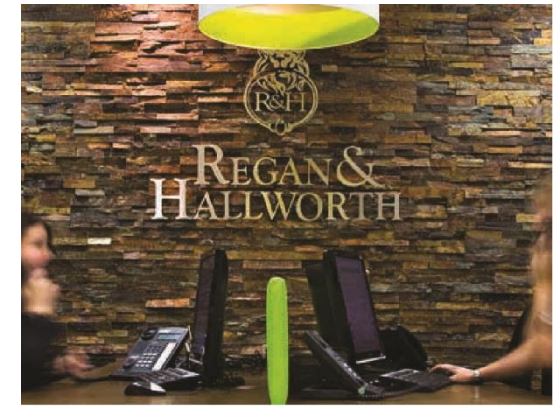


1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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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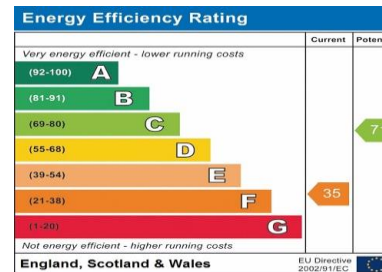
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