

**FOR SALE**

54, Woodnook Road, Appley Bridge , WN6 9JR

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

ESTD  
1996



## 54, Woodnook Road, Appley Bridge , WN6 9JR

*Extended four bed semi-detached family home located in the Appley Bridge.*



- Exceptional extended family home
- Modern fitted kitchen with appliances
- Modern family bathroom and en-suite
- Close to schools and transport links
- Spacious and versatile reception rooms
- Four great sized bedrooms
- Large gardens / driveway / garage
- 1334 SQ. FT.

An amazing, extended four bed semi-detached family home. Woodnook Road has been finished to an exceptionally high standard throughout and offers spacious, versatile accommodation set over two floors. The property is situated close to a range of local amenities, schools for all ages, public transport links and is just a short drive to Junction 27 of the M6 motorway network.

In brief the accommodation comprises an entrance hallway, large formal lounge / dining room located to the front, modern fitted kitchen/diner offering a range of wall, base and drawer units with appliances, a conservatory, a cloakroom/wc, a separate sitting room and then access to the integral garage. Up on the first floor the property offers three good size bedrooms, a modern fitted family bathroom and then a fourth double master suite with modern en-suite bathroom.

Externally the property has a large driveway and a well-maintained garden to the front. To the rear there is an extremely large, landscaped and well-maintained garden with patio area, lawn, well stocked borders and then a summer house. Internal inspection is highly recommended to truly appreciate the property's size, internal finish and outstanding location.

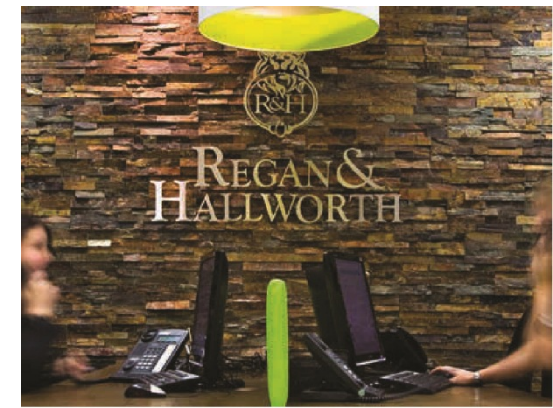






TOTAL FLOOR AREA : 1334 sq.ft. (123.9 sq.m.) approx.

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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