

FOR SALE

39, Stoneygate Lane, Appley Bridge, WN6 9ED

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Beautifully presented semi-detached home with breathtaking open views to the front.



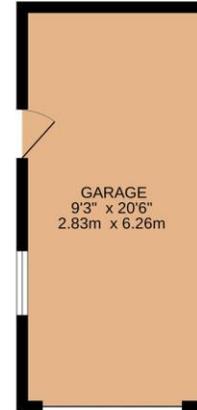
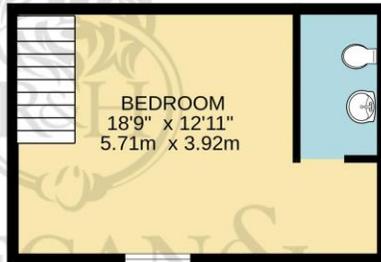
- Stunning semi-detached bungalow
- Impeccably presented throughout
- Wonderful open views to the front
- Available chain free
- 2 bedrooms / 1 reception room
- Additional bedroom upstairs
- Highly sought after semi-rural setting
- 1228 SQFT

Enviably positioned right toward the top end of Stoneygate Lane in what is comfortably one of the setting's best spots and enjoying simply exceptional, breathtaking views across pretty, rolling greenbelt countryside to the front - this immaculate, semi-detached bungalow boasts a generous 1228 square feet of impeccable living space and simply must be viewed to be fully appreciated. Benefitting from a range of upgrades and improvements over recent years, the home boasts a smart new fitted kitchen, stylish new bathroom suite, complete redecoration throughout plus all new floorings. The result is a simply stunning living space that is a credit to the current owners that in brief comprises; a main entrance hallway, lovely front lounge with stunning views & a feature fireplace, a smart, recently installed principal shower room, ground floor bedroom with fitted units, a superb rear fitted kitchen which opens into a dining area & has access into a rear conservatory. The stylish kitchen itself boasts a range of integrated appliances including a NEFF slide & hide oven, induction hob, fridge, freezer, washing machine and dishwasher. Upstairs, there is a spacious master bedroom with its own en-suite wc.

Externally the plot and setting here is another key feature of the property - the rear garden is private and mature, whilst to the front is a large driveway for off road parking with access to a detached garage. With the pretty Leeds-Liverpool canal, Fairy Glen woods and Beacon Country Park virtually on your doorstep, plus plenty of shops, amenities, countryside pubs, excellent schools as well as a train station with direct links to Manchester & Southport, the location is hard to beat. Viewings are essential, book now to avoid disappointment.

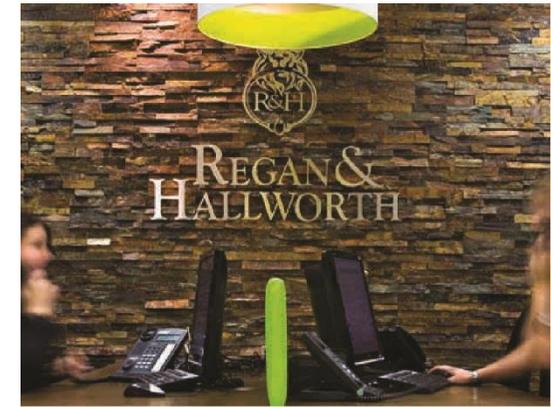






TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.

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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