

FOR SALE

3, Appley Lane South, Appley Bridge, WN6 9AR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Stunning example of a bay fronted terrace with wonderful open views to the rear.

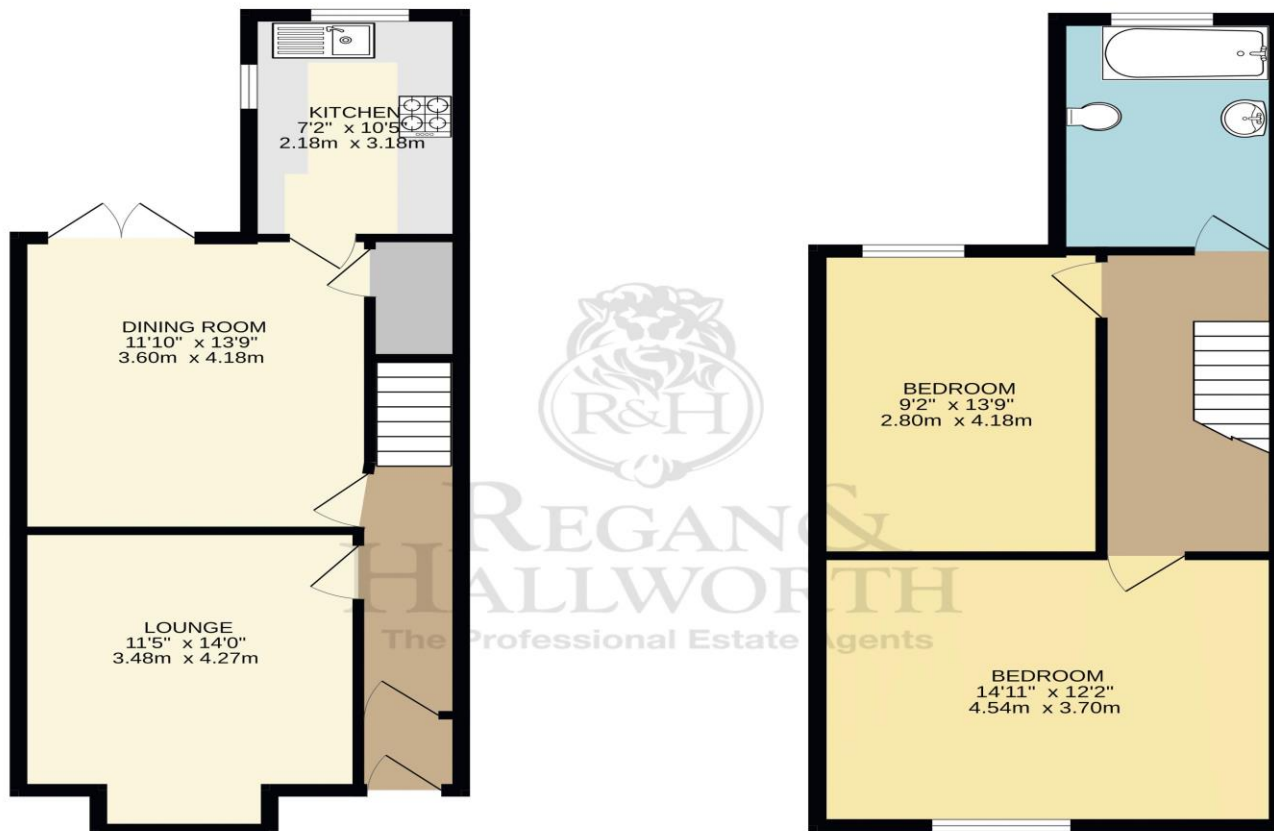


- Stunning bay fronted terrace
- Peaceful semi-rural setting
- Brimming with elegant period detail
- Close to walks / train station
- 2 bedrooms / 2 reception rooms
- Wonderful open views
- Modern kitchen & bathroom detail
- 930 SQFT

Enjoying breathtaking open views across picturesque rolling countryside & benefiting from stunning sunsets courtesy of a west facing aspect - this beautiful, bay fronted Edwardian terrace would be ideal for a wide range of buyers from young professionals looking to get onto the property ladder, to any clients downsizing and wanting the peaceful feeling of a quiet, semi-rural setting. One of only three properties of this particular style along this road, the home is larger than the neighbouring houses courtesy of a two-storey outrigger to the rear. The home itself is elegantly presented throughout, having benefitted from numerous enhancements over recent years, including complete re-decoration, new flooring, a smart fitted kitchen, stylish bathroom, a full rewire & fresh plasterwork plus a new, highly efficient central heating boiler & system. The result is a home of genuine quality that in brief comprises; an entrance hallway, elegant front lounge with log burner, a superb rear dining room, plus the beautiful fitted kitchen which boasts solid oak worktops & a range of integrated appliances. Upstairs there are two good sized bedrooms plus the stylish family bathroom. Externally the gardens and aspect here are a key feature of the home - the rear is finished with a flagged patio and wonderful views across rolling Lancashire countryside. Locally, the home is conveniently positioned a short walk from the pretty Leeds-Liverpool Canal & Appley Bridge Train Station, with some lovely scenic walks & countryside on the property's doorstep, plus easy access various pubs, amenities & schools. Viewings are essential on this superb property.



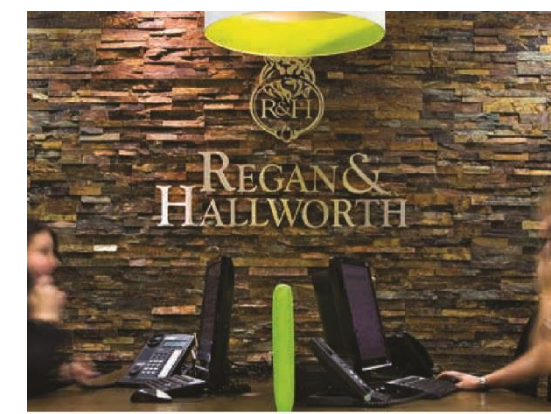




TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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