

FOR SALE

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

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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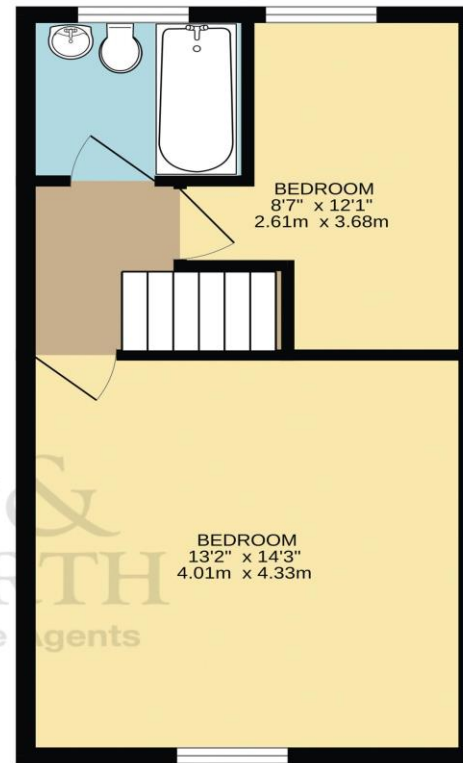
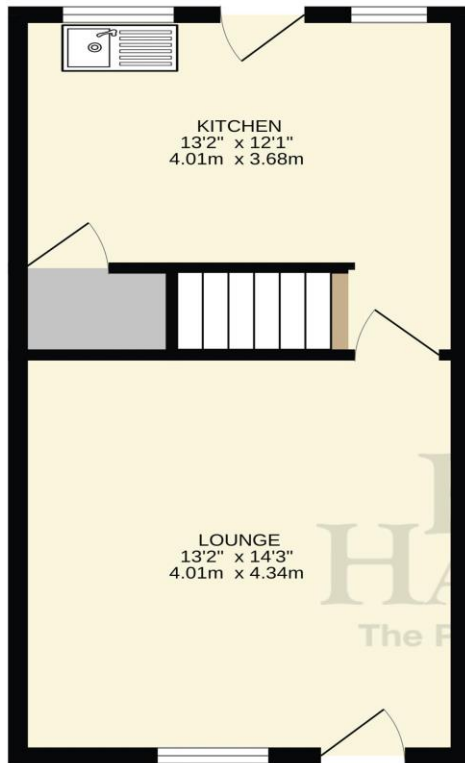
CASH BUYERS ONLY - Competitively priced mod terrace in need of full renovation



- Competitively priced mid terrace
- In need of full renovation
- Quiet, semi-rural setting
- Available chain free
- 2 bedrooms / 1 reception room
- CASH BUYERS ONLY
- Open views
- 692 SQFT

>>>>> Offered to the market with the added benefit of no chain delay and in need of full renovation throughout - this keenly priced mid terrace cottage is enviably located along a highly prized Appley Lane South in a peaceful semi-rural setting that rests close to various amenities, a train station, motorway links and some pretty canal side walks. Set across two floors, the home offers considerable potential for investors to renovate and sell on & in brief comprises; a front lounge, rear kitchen, two bedrooms plus a bathroom suite. To the outside there is a rear terrace-style garden with pleasant views & a sunny, westerly rear aspect. Early viewings are essential to appreciate the potential on offer here. No chain delay. CASH ONLY.



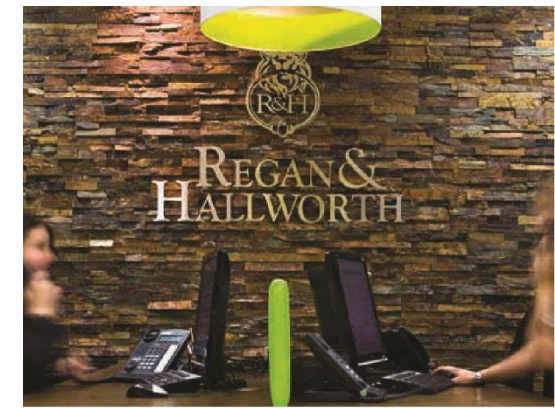


TOTAL FLOOR AREA : 692 sq.ft. (64.2 sq.m.) approx.

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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