

**FOR SALE**

120, Appley Lane North, Appley Bridge, WN6 9DS

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

ESTD  
1996



## 120, Appley Lane North, Appley Bridge, WN6 9DS

*A truly spectacular home of exceptional quality.*



- Newly renovated 5 bed home
- Inspiring architect designed interior
- Dressing room & 2 luxury bathrooms
- Close to rail and motorway networks
- Delightful rural views to rear
- Four 1st floor double bedrooms
- 32' x 25' living & dining kitchen
- 2405 SQ.FT. / No chain

One of the finest homes in Appley Bridge - this magnificent newly renovated family home also happens to be located along one of the area's most highly prized and prestigious lanes. Set on a generously sized garden plot that enjoys towards sunny south-westerly aspects and delightful rural views, this is now a very impressive home that affords 2405 SQ.FT of modern, contemporary living spaces arranged over two floors. The property boasts numerous highlights and impressive features. It includes a bright, elegant galleried entrance hallway with a balcony landing and wood panelling, setting the tone for the rest of the home. This leads to a living room with a focal fireplace and a second sitting room or double bedroom at the front. The stunning open-plan living kitchen at the rear is undoubtedly the star of the show. This fabulous space alone offers over 600 square feet of contemporary open-plan living, featuring a modern fitted kitchen with an extensive range of Shaker-style units, a large entertaining island, Quartz work surfaces, and a wide array of built-in appliances. Architecturally placed windows and bi-fold doors flood the room with light and provide stunning views towards Ashurst Beacon. Upstairs, you'll find four additional double bedrooms with full-height ceilings, creating a real wow factor. The family bathroom and full-size en-suite both feature stylish contemporary suites. The master bedroom is further enhanced by a dressing area, Juliet balcony, and full-height glazed windows. Externally the property commands a prominent position set back from the roadway with ample parking to the front. Our clients have decided to leave the rear garden as a blank canvas for a new buyer. It is not overlooked with sunny aspects and far reaching views and has enough space to create generous patio areas and outdoor entertaining space to help make the most of the sunny days. High levels of insulation (in line with current regulations) a whole new gas central heating system with the added convenience of underfloor heating downstairs and sleek, high quality double glazing throughout ensures a warm and energy efficient home.

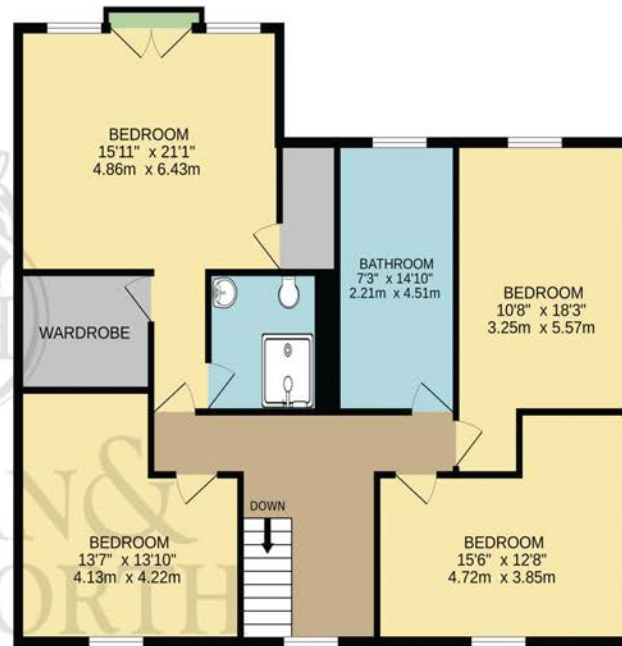




**GROUND FLOOR**  
1279 sq.ft. (118.8 sq.m.) approx.

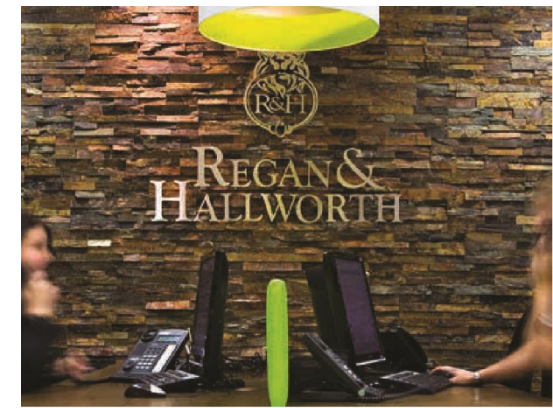


**1ST FLOOR**  
1117 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 2396 sq.ft. (222.6 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.  
Made with Metropix ©2024



**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)