

FOR SALE

35, Mill Lane, Appley Bridge, WN6 9DD



REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Beautiful semi-detached home with pretty rear garden & highly prized location.



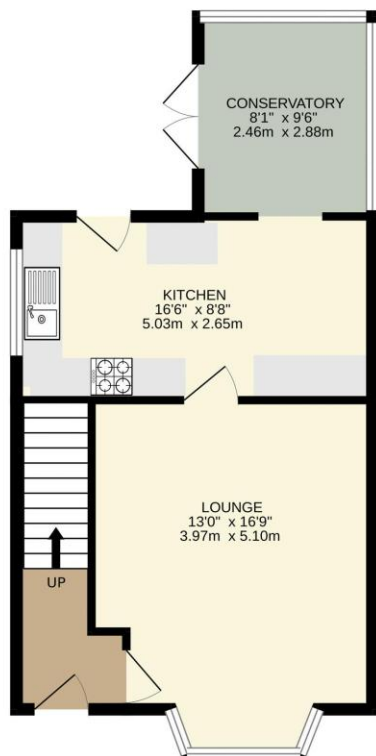
- Beautiful cottage-style semi
- Contemporary kitchen diner
- Conservatory to rear
- Scandi garden lodge
- 3 bedrooms / 1 reception room
- Pretty rear gardens
- Highly prized semi-rural setting
- 910 SQFT in total

This beautifully presented, cottage-style semi detached home is brimming with instant, eye-catching kerb appeal & rests in a lovely, south easterly garden plot in an established and sought after position within the highly prized village of Appley Bridge. The house has been attractively appointed throughout and perfectly balances a cosy cottage feel with some contemporary touches and impeccable presentation. Ideal then for a wide range of clients, from any young professionals looking to get onto the property ladder, to anyone local wishing to downsize into a home they can simply move straight into. In brief the property comprises; a main entrance hallway, a lovely front lounge with bay window & feature fireplace, a modern fitted dining kitchen with access into a rear conservatory with pleasant views of the garden. Upstairs, there are three bedrooms and a contemporary bathroom suite, with the master bed & bed 3 benefitting from quality fitted furniture. Externally there is private, off road parking on the driveway to the front, whilst the rear garden is very private and enjoys a pleasant aspects, shielded by mature trees. There is a pretty Indian Stone patio area, plus a smart scandi-style detached lodge too. Locally, the home is positioned close to the pretty Leeds-Liverpool canal which offers peaceful waterside towpaths to either Crooke Village & Wigan one way, or Parbold Village & beyond the other way. The home is also within easy reach of some excellent schools, motorways, plus a short walk to the train station. The property is warmed by gas central heating & the boiler was installed just last year. Early viewings are highly recommended on this lovely home.

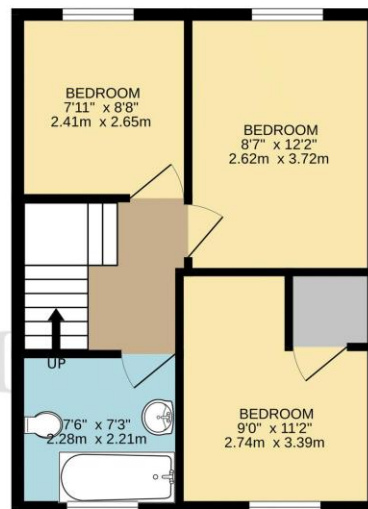




GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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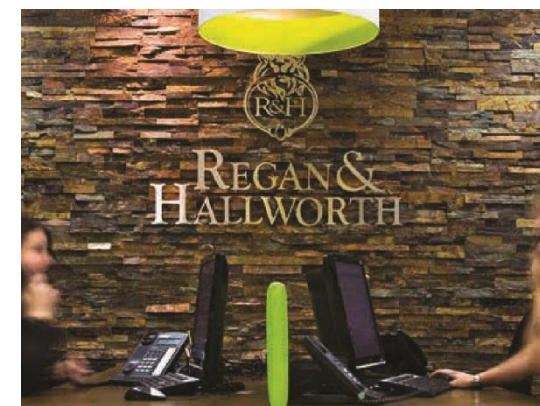
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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