

**FOR SALE**

6, The Nook, Appley Bridge, WN6 9JB

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

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1996





## 6, The Nook, Appley Bridge, WN6 9JB

*Newly renovated two bed cottage with distinctive interior design.*

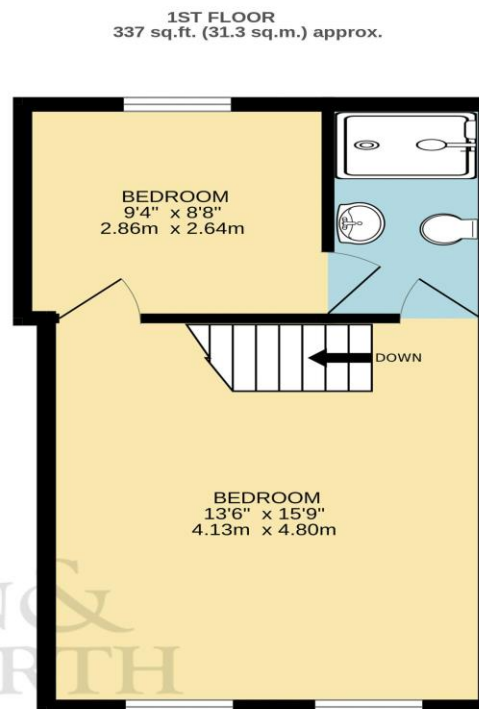
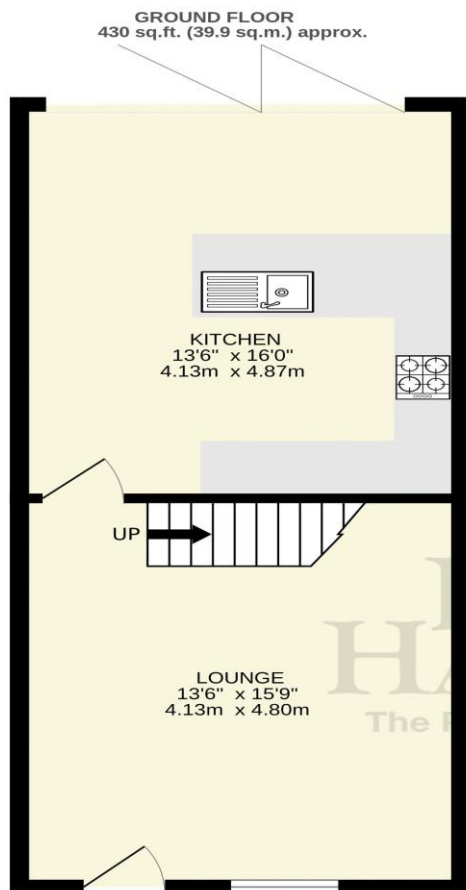


- Contemporary two bed cottage
- Fantastic peaceful location
- Stunning presentation
- Gas central heating / Double glazing
- Extended & newly renovated
- Large private garden
- Kitchen diner with bifold doors
- 767 SQ.FT.

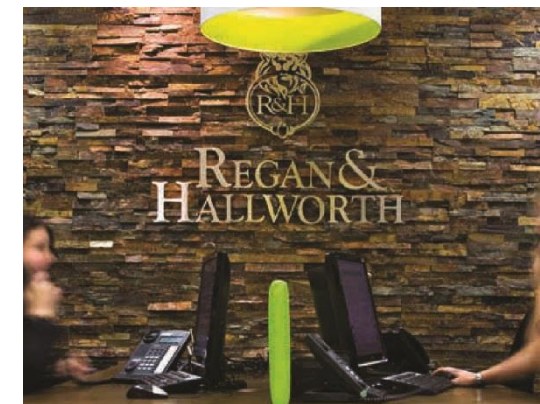
Tucked away in a beautiful setting bordering woodland & rural open countryside yet conveniently just on the edge of the incredibly popular village of Appley Bridge, '6 The Nook' offers a unique location and a distinctive layout & interior design that simply must be viewed to be fully appreciated. Completely renovated, the interior of this lifestyle home has been recently stripped back to bare brick and expertly upgraded showcasing a sleek and stylish finish throughout. Brimming with instant appeal the property is sat back from the lane and approached via a Yorkshire stone path and pretty gardens with an idyllic seating space enjoying the sunny southerly aspects. Inside has been completely transformed into an impressive, light-filled home, which seamlessly unfolds across two floors and is warmed by newly installed gas central heating and benefiting from new high quality double glazing. Freshly decorated in an inspirational minimalist aesthetic the lounge is lovely and bright and features a open fireplace with stove gas fire and oak and glass staircase. The rear has been extended and opened up to create a beautifully appointed, contemporary style open-plan living dining kitchen space perfectly designed for entertaining and featuring a peninsula island with breakfast bar and range of built in appliances. Extensive bifold doors to rear open into a flagged patio with steps leading up to a sizeable lawned garden. Upstairs there are two good sized double bedrooms although one bedroom is currently being used as a dressing room plus and a superb tiled shower room. Locally the property sits a lovely quiet lane just a stones throw away from beautiful countryside walks yet Appley Bridge's lovely pubs and restaurants, shops, schools and the train station with direct links to Wigan, Southport & Manchester are all within waling distance as well as being only a short drive to major motorway links.







**TOTAL FLOOR AREA : 767 sq.ft. (71.2 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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