

FOR SALE

67, Herons Wharf, Appley Bridge , WN6 9ET

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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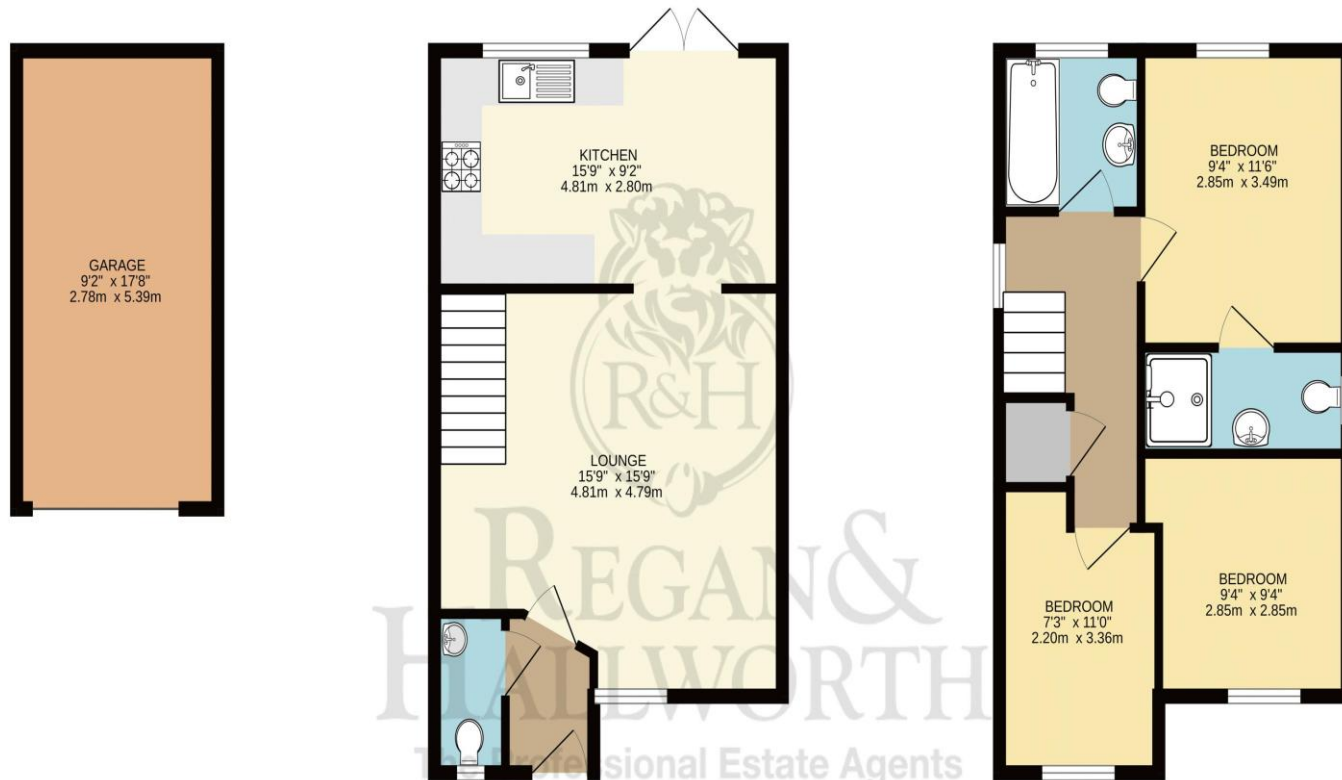
Exceptional detached family home located on a modern canal side development in Appley Bridge



- Exceptional detached family home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Gardens / driveway / garage (opposite)
- 991 SQ. FT.

This is an exciting opportunity to purchase a truly stunning detached family home located along a modern and popular canal side development in Appley Bridge. Herons Wharf has a new feel making this an ideal turn-key home for the growing family / first time buyer. The property is located within easy reach to a range of local amenities, schools, country walks, public transport links including a train station and is just a short drive to the M6 motorway network. The accommodation is set over two floor and in brief comprises of entrance hallway, large formal lounge / sitting room located to the front with a modern, open plan kitchen dining room to the rear with the kitchen offering a range of wall, base and drawer units with integrated fridge / freezer, along with dining area with double doors leading out onto the gardens. Up on the first floor there is a large master double bedroom with modern fitted en-suite shower room, two further great sized bedrooms and then a modern fitted family bathroom. Externally the property is on a quiet cul-de-sac and has a lawned front garden with single garage and parking which is located opposite the property (see aerial shot). To the rear is a secure and private garden with lawn and patio area. The property also benefits from being alarmed. Internal inspection is highly recommended to truly appreciate the deceptive size, its immaculate condition and its outstanding location. Council tax band D, the property is leasehold.





TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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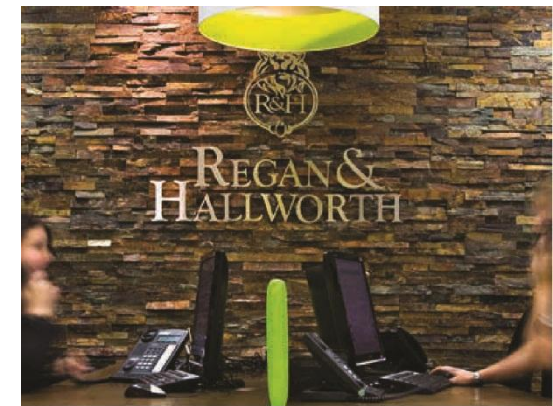
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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