

**FOR SALE**

21, Stonemill Rise, Appley Bridge, WN6 9BH

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

ESTD  
1996





## 21, Stonemill Rise, Appley Bridge, WN6 9BH

*Superb, executive detached family home available chain free & offering 1619 SQFT of living space.*



- Stunning detached family home
- Set across 3 floors
- Impressive amount of floorspace
- Close to train station / canal
- 4 bedrooms / 2 reception rooms
- Highly coveted cul-de-sac
- South facing rear garden
- 1619 SQFT / NO CHAIN

Tucked away on the hugely coveted Stonemill Rise, a stunning & exclusive small development of just 29 executive style homes set in the highly sought after village of Appley Bridge - this exceptional family home is fully available with the added benefit of NO CHAIN DELAY & early inspection is highly recommended. These superior detached homes were built by respected local house builders Dorbcrest Homes in 2009 / 2010 & number 21 Stonemill Rise enjoys a particularly good spot on the close benefiting from a south facing plot and totals a very generous 1619 square feet of well planned living space that was interestingly actually altered by the buyers when bought off plan. This ideal family home is set across three floors and in brief comprises; a main entrance hallway with wc cloaks, a generous front lounge with recently installed gas log burner, plus the rear open plan fitted kitchen diner & additional utility space (added by the current owners) with French Doors that open out onto the garden. To the first floor there are three bedrooms, with the master bed boasting fitted wardrobes & a smart en-suite, with bed 2 benefiting from a Juliette Balcony, plus there is a modern principal bathroom suite. To the top floor there is a superb master suite bedroom (though our clients have utilised this an excellent play room) with an en-suite shower room off the landing plus additional storage. Externally, the home rests on a lovely overall plot, with a sunny south facing garden that is large enough to accommodate extensions, should clients wish. The garden is private, plus there is an Indian Stone patio area for sitting out. To the front is a driveway with access to a large detached garage. Locally, Stonemill Rise is positioned a short walk away from canal side-walks, excellent schools, whilst Appley Bridge's train station is just a stone's throw away. The home is warmed by gas central heating and the boiler was installed in just 2020. Viewings are essential. No chain delay. Council Tax Band E. FREEHOLD.





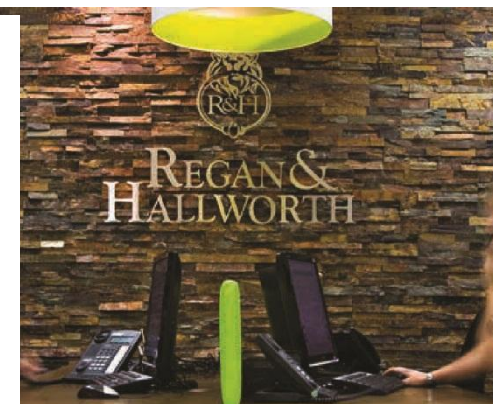




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TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.

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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