

FOR SALE

101, Appley Lane South, Appley Bridge, WN6 9AR

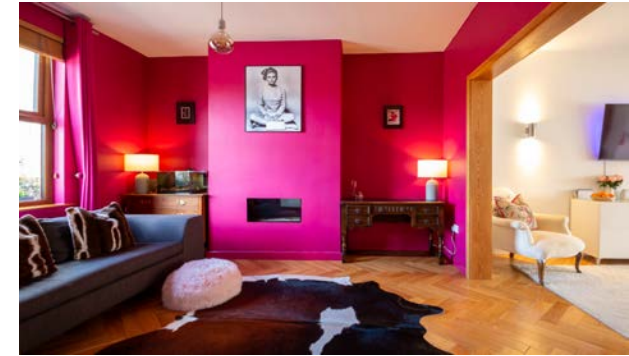
REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



101, Appley Lane South, Appley Bridge, WN6 9AR

Charming Victorian Cottage with Stunning Interior, Sizeable Garden & Pleasant Aspects.

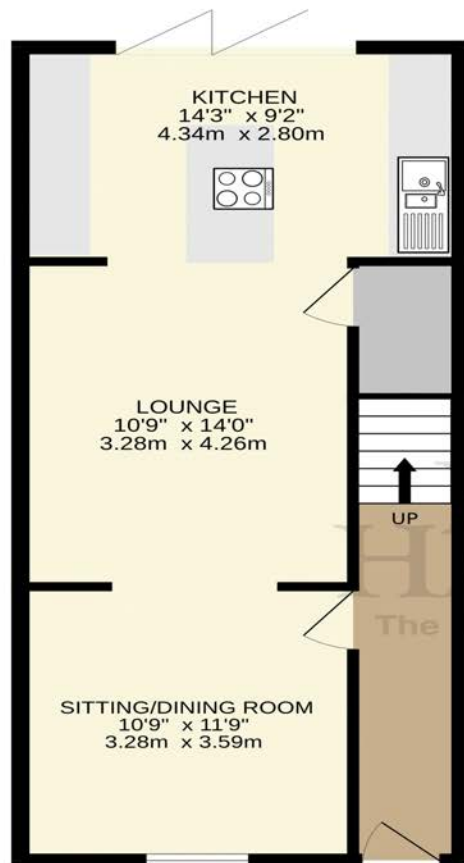


- Gorgeous 2 bed terrace cottage
- Open aspects to front & rear
- Premium high quality finish
- Sunny west facing rear garden
- Prime village setting close to canal
- Extended & completely renovated
- Stunning open plan design
- 942 SQ.FT.

Situated in a highly desirable village setting, this beautifully presented Victorian terraced cottage enjoys a peaceful position with park views to the front and no properties overlooking the rear. Combining character, modern style, and a thoughtfully extended layout, this unique home must be viewed to be fully appreciated. Having been stripped back to bare brick and comprehensively renovated, the property now boasts a distinctive interior design, featuring high-end finishes throughout. The upgrades include brand-new electrics, plumbing, heating, windows & doors plus stylish oak accents. A sleek contemporary kitchen with a central island, and a luxurious bathroom complete with underfloor heating, built-in bath and separate shower, and underfloor heating, add to the property's premium feel. Inside, the transformation is truly striking. Light-filled and thoughtfully designed, the home now flows beautifully over two floors. You're welcomed by a high-ceilinged hallway with oak flooring and an oak staircase. To the front is a cosy sitting room with a fireplace and remote-controlled gas fire. The rear of the ground floor opens into a stunning open-plan living and kitchen space, where a clever redesign allows uninterrupted views from the front garden through to the rear — perfect for enjoying both sunrises and sunsets thanks to the property's desirable east-to-west orientation. The kitchen features granite and quartz worktops, integrated appliances, and a granite waterfall breakfast island, ideal for entertaining. Aluminium double doors lead onto a generous rear garden with a granite patio and lawned area, creating an effortless indoor-outdoor lifestyle. Upstairs, there are two spacious double bedrooms, both with fitted wardrobes and attractive views, as well as a stylish, fully tiled bathroom finished to a high standard. Located just moments from the Leeds-Liverpool canal and other scenic countryside walks, the home is also within easy reach of Appley Bridge's popular pubs, restaurants, shops, schools, and train station, which offers direct links to Wigan, Southport, and Manchester. Major motorway connections are just a short drive away, making this both a tranquil and convenient place to call home.



GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

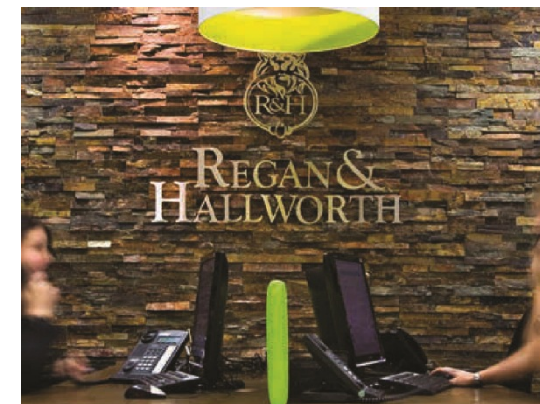


1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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