

**FOR SALE**

23, Sprodley Drive, Appley Bridge, WN6 9EE





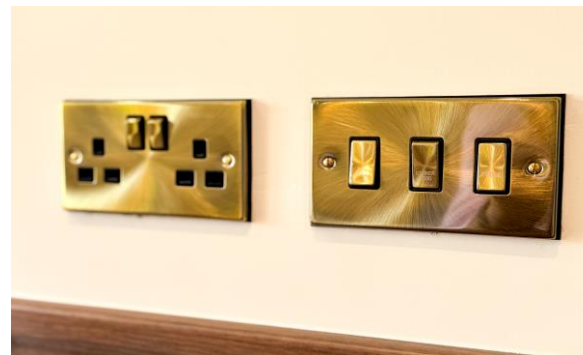
## 23, Sprodley Drive, Appley Bridge, WN6 9EE

*Stunning Extended & Fully Renovated True Bungalow in Prime Semi-Rural Location.*



- Stunning 3 bed renovated bungalow
- Open-plan living/dining kitchen
- Landscaped gardens & large drive
- Prime semi-rural location
- Extended & thoughtfully designed
- Luxury bathroom & ensuite to master
- New electrics, heating & double glazing
- 848 SQ.FT. / Freehold & no chain

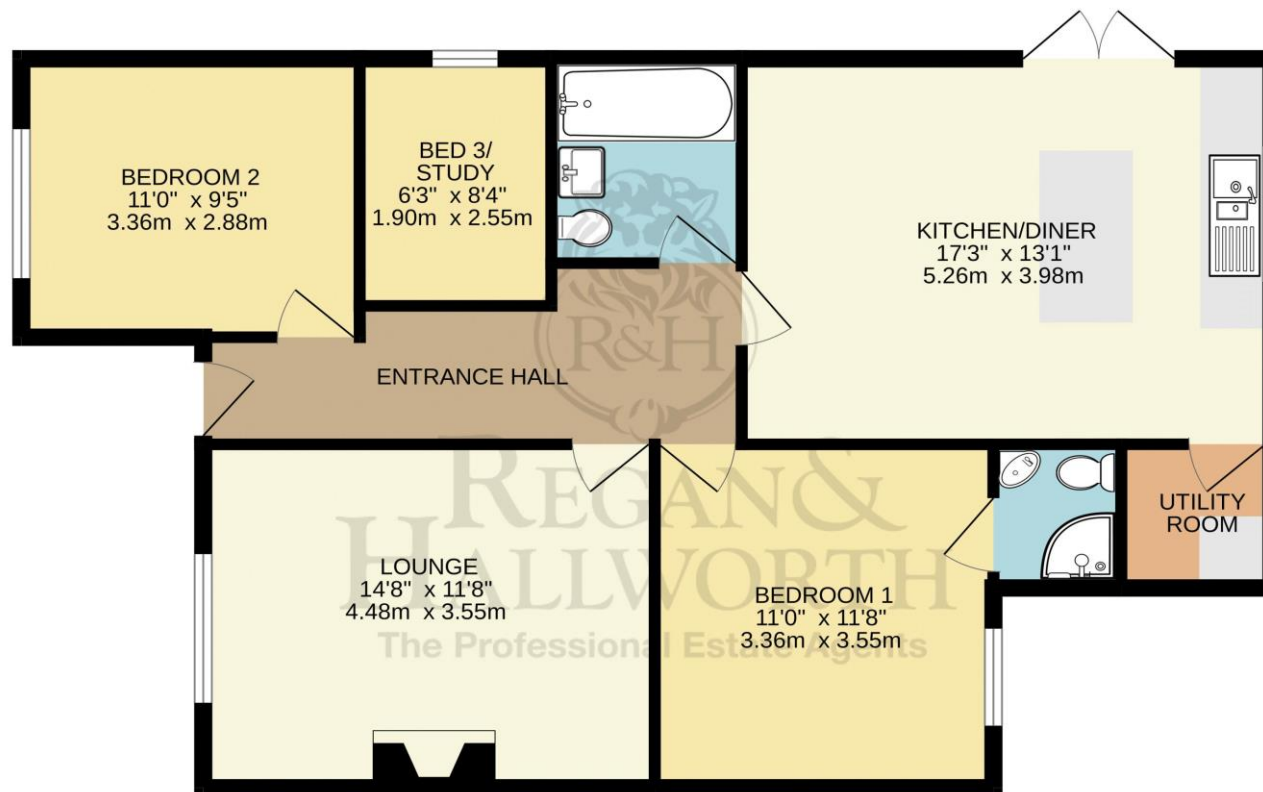
This beautifully extended and completely renovated three-bedroom true bungalow is set in a sought-after semi-rural location, ideally placed for scenic countryside walks including Fairy Glen and Ashurst Beacon Country Park. The property also offers easy access to the excellent amenities of both Standish and Parbold, with convenient transport links via the M6 motorway and nearby train station, offering direct routes to Wigan, Southport, and Manchester. Stripped back to the brick and rebuilt with meticulous attention to detail, everything in this home is brand new—including walls, ceilings, and the roof. The property has been extended to the rear and expertly reconfigured to provide a far more practical and luxurious living space, upgraded to an exceptional standard that will appeal to even the most discerning buyer. The superior level of craftsmanship and finish sets this property apart. Every detail has been carefully considered to create a truly turn-key home. At the heart of the property is a spacious, open-plan kitchen/dining/living area, designed for modern family life and entertaining. This impressive space features a large central island and French doors opening directly onto a sunny, west-facing enclosed garden—perfect for indoor-outdoor living. Additional highlights include utility room with cloaks storage, spacious lounge with feature fireplace, two double bedrooms, including a luxurious en-suite shower room to the principal bedroom, a third single bedroom ideal as a study or hobby room, security alarm system, quality flooring throughout, with underfloor heating and designer towel rails in the bathroom, wall-mounted TV points and premium electrical fixtures. The home is designed for energy efficiency with high levels of insulation, a Hive-controlled gas central heating system, energy-efficient double glazing, and low-energy LED spotlighting throughout, ensuring year-round warmth and comfort. Externally, the property enjoys a sunny corner plot featuring a fully enclosed, west-facing lawned garden—perfect for relaxing or entertaining. A gravelled driveway offers ample off-road parking, while the charming, well-stocked walled front garden adds to the home's appeal. With brand new windows, doors, fascias, soffits, and freshly rendered and repointed walls, the property boasts exceptional curb appeal and a fresh, modern finish. This is a truly outstanding bungalow in a prime location—viewing is essential to fully appreciate all it has to offer.







## GROUND FLOOR 848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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.  
Made with Metropix ©2025



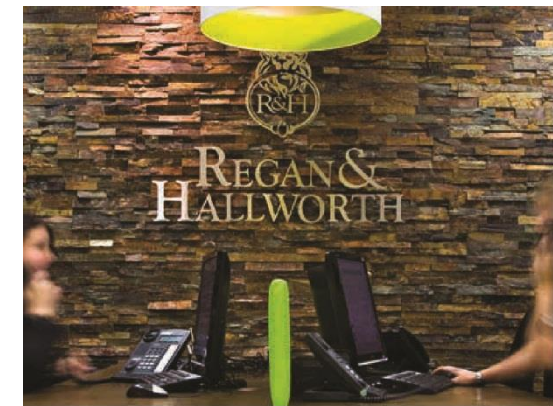
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.



### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com