

77, Back Lane, Appley Bridge, WN6 9LH





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*Spacious semi-detached true bungalow offering excellent potential & available chain free.*



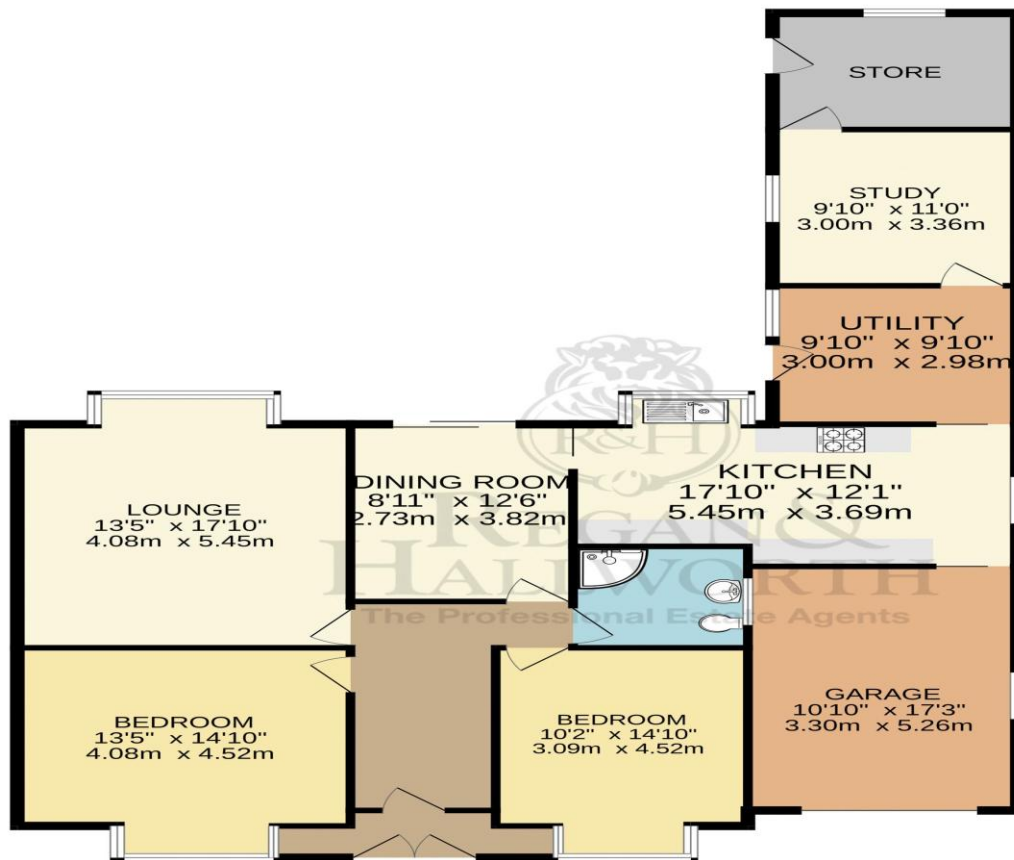
- Impressive semi-detached bungalow
- 2 bedrooms / 2 reception rooms
- Significantly extended
- Generous amount of floorspace
- Superb potential
- Sunny, south facing aspect
- Available chain free
- 1493 SQFT

Enviably positioned along the pretty Back Lane within the highly coveted semi-rural village of Appley Bridge - this impressive semi-detached 1930s bungalow would be perfect for a range of buyers, from any young professionals seeking a spacious property with lots of potential, to any garden loving retired clients seeking the convenience of a living space entirely laid across the ground floor. The property itself offers a sizeable 1493 square feet of well designed living space that in brief comprises; a main entrance hallway, large lounge to the rear which overlooks the garden, a dining room, fitted kitchen, principal bathroom, two bedrooms, a rear utility room & additional reception room. There is also the potential to utilise the generous roof space & create additional bedrooms upstairs too (subject to necessary planning). Externally, the garden here is another of the home's stand out features - with the rear being particularly large and very private, plus because of its southerly aspect, the garden enjoys sun all day. To the front there is large driveway providing ample off road parking & giving access to the integral garage plus the bungalow is set well back off the road. Locally, the property also enjoys the convenience of being close to numerous shops & amenities, whilst also being a short distance to Appley Bridge railway station, some pretty canal-side walks, the local landmark of 'Fairy Glen' plus a short drive to the nearby motorway network. Early viewings are highly recommended. No chain delay.









TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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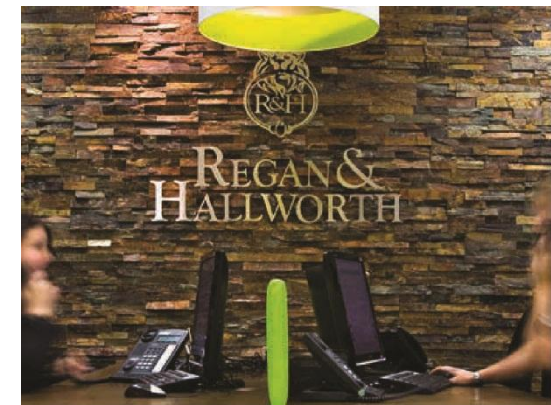
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



#### WIGAN OFFICE

4-6 Library Street, Wigan  
 Lancashire WN1 1NN  
 01942 205555  
[wigan@reganandhallworth.com](mailto:wigan@reganandhallworth.com)

#### STANDISH OFFICE

8 High Street, Standish  
 Wigan WN6 0HL  
 01257 473727  
[standish@reganandhallworth.com](mailto:standish@reganandhallworth.com)

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
 Lancashire WN8 7NU  
 01257 464644  
[parbold@reganandhallworth.com](mailto:parbold@reganandhallworth.com)

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)