

FOR SALE

76, Herons Wharf, Appley Bridge, WN6 9ET

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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76, Herons Wharf, Appley Bridge, WN6 9ET

Remarkable home combining luxurious, contemporary interiors with a picturesque & tranquil setting.



- Outstanding four bed family home
- Canalside setting & gorgeous views
- Beautifully extended & upgraded
- South facing landscaped gardens
- Double driveway & double garage
- Stunning living kitchen with island
- Stylish 1st floor balcony
- 1957 SQ.FT.

Occupying a choice plot at the higher end of Herons Wharf with south facing gardens and stunning far reaching views over the Leeds-Liverpool canal and Ashurst Beacon - this exceptional home has been beautifully extended and upgraded to maximise its remarkable setting, featuring a contemporary open-plan kitchen and a stylish first-floor balcony. Spanning nearly 2,000 square feet of high-quality living space, this superb family home is arranged over two floors and is a true credit to its current owners. The accommodation briefly comprises: a welcoming entrance hallway with cloaks/WC and a versatile study/home office. Positioned at the front, the elegant main lounge boasts a feature fireplace and dual-aspect windows, while to the rear, the heart of the home is a stunning open-plan kitchen, dining and living area. This impressive space has been enhanced by a sleek extension with vaulted ceilings, skylight windows, and bifold doors that seamlessly connect the interior with the landscaped rear garden. The kitchen itself features a central island with breakfast bar, an extensive range of bespoke units, Granite worktops, integrated appliances, spot lighting, and Porcelain tiled flooring. A separate utility room adds further practicality to the ground floor. To the first floor, there are four generously proportioned bedrooms, including a beautifully decorated master suite complete with a modern en-suite shower room. The main family bathroom is finished to an equally high standard. A unique feature of this home is the third bedroom, which has been cleverly reimagined as a peaceful lounge/reading room with French doors opening out to a newly constructed glass and steel balcony—the perfect spot to take in the stunning panoramic views. Externally, the property continues to impress with meticulously landscaped gardens to both front and rear. The south-facing rear garden features a quality Indian Stone patio, decked seating area, well-stocked borders, and a neatly maintained lawn. A double driveway to the side provides ample off-road parking and access to a detached double garage. The property is situated close to local train and motorway links.





TOTAL FLOOR AREA : 1957 sq.ft. (181.8 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.
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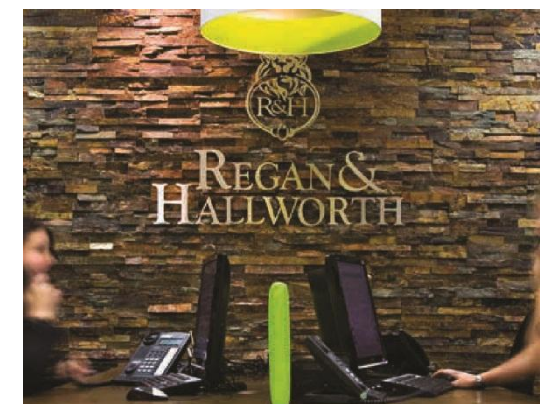
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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