

FOR SALE

15, Vale Close, Appley Bridge, WN6 9LB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



15, Vale Close, Appley Bridge, WN6 9LB

Stunning, significantly extended family home offering a generous 1513 SQFT of space.



- Stunning semi-detached home
- Significantly extended & remodelled
- Smart landscaped garden
- Pleasant aspect to rear
- 4 bedrooms / 3 reception rooms
- Stylish finish throughout
- Quiet cul-de-sac setting
- 1513 SQFT

Enviably tucked right in the corner of Vale Close, a lovely quiet little cul-de-sac - this exceptionally presented & significantly extended semi-detached home is brimming with instant, eye-catching kerb appeal & rests in a lovely, south-westerly facing garden plot in an established and sought after position within the highly prized village of Appley Bridge. The house has been completely altered throughout, benefiting from a superb two-storey extension, some clever internal remodelling and high spec fittings resulting in a hugely impressive home that boasts impeccable presentation & a very family-friendly layout. In brief the property comprises; a beautiful front lounge which flows into a rear dining room & then the stunning kitchen diner which benefits from sleek porcelain tiles, high gloss units and a range of integrated appliances plus access into a useful utility room & ground floor wc / cloaks. One of the reception rooms has been utilised as a treatment room & has running water & its own external access making it ideal for anyone seeking a place to run a business from / possible annexe style living arrangement. Upstairs offers four bedrooms (three of which are doubles) with the master suite being particularly impressive & benefitting from a sleek en-suite, dressing area & walk-in wardrobe, plus there is a contemporary principal bathroom. Externally there is private, off road parking via a substantial driveway providing parking for numerous vehicles, whilst the rear garden is very private and enjoys a wonderful open aspects overlooking fields. The garden to the rear is another key feature of the home & has been professionally landscaped and finished with a mix of quality paving, plus a smart covered composite decked patio area with electrics & heating making it perfect for all year round. The garden is a superb synthetic lawn, plus there are raised beds & a detached store / possible garden room. Because of the south-westerly aspect, the garden enjoys lots of late summer sun too. The home is also within easy reach of some excellent schools, motorways, plus the train station. Early viewings are highly recommended.

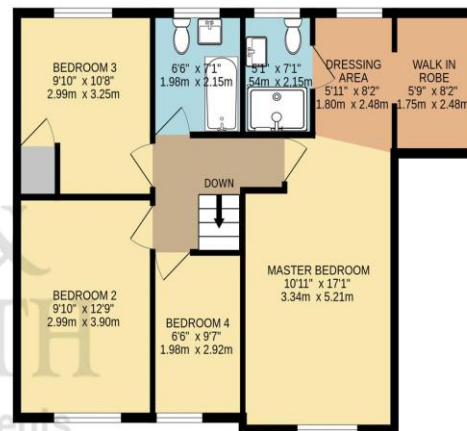




GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.

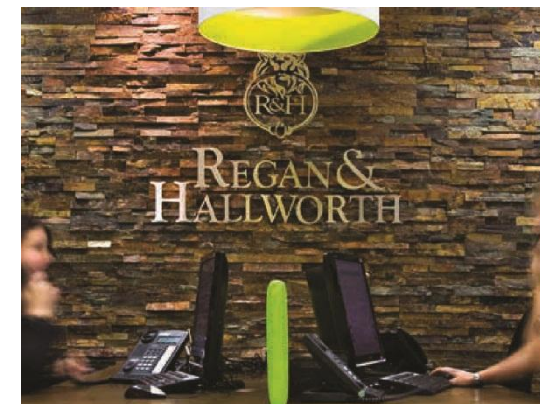


1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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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