

FOR SALE

7, Dingle Avenue, Appley Bridge, WN6 9LF



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Spacious family home offering a generous 1218 SQFT & available with no chain delay.



- Spacious semi-detached home
- 3 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Ideal family home
- Quiet, residential setting
- Sought after area
- Available chain free
- 1218 SQFT

Offered to the market with the benefit of no chain delay & enviably tucked away down a lovely, quiet little pedestrianised cul-de-sac where houses rarely come available, this spacious semi-detached home totals a sizeable 1218 square feet of living space and simply must be viewed to be fully appreciated. Benefitting from considerable extensions upstairs, the property would be ideal for a range of clients, from young professionals or families looking to get onto the property ladder, to any clients looking to downsize into a home they can make their own. Internally the property is set across two floors that in brief comprise; a entrance hallway, main 21ft lounge, fitted kitchen & dining room, plus a ground floor bathroom (with the potential here to create an en-suite & 4th bedroom for guests / family members with limited mobility). Upstairs there are three double bedrooms & a second bathroom suite. Externally the home benefits from gardens to the front and rear. The front has been beautifully landscaped & is quite low maintenance, whilst the rear is south facing & has a driveway leading to an attached garage. Dingle Avenue itself is a superb, little-known setting that is tucked away just off the prestigious Back Lane in Appley Bridge & rests a short walk to the train station, bus stops and local schools plus the village's numerous shops, amenities and the picturesque Fairy Glen, with easy access to the M6 motorway. Early viewings are highly recommended. No chain delay.







TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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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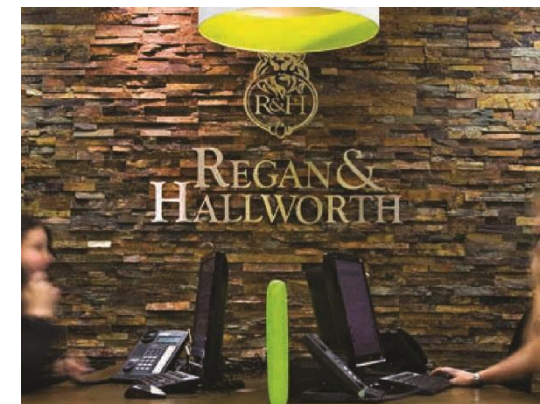
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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