

FOR SALE

68, Mill Lane, Appley Bridge , WN6 9DD

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



68, Mill Lane, Appley Bridge , WN6 9DD

Excellent three bed semi-detached family home located in the heart of Appley Bridge.



- Spacious semi-detached family home
- Great sized and versatile receptions
- Modern fitted kitchen
- Three good sized bedrooms
- Modern fitted family bathroom
- Gardens front and rear / driveway
- SOLD WITH NO ONWARD CHAIN
- 951 SQ. FT.

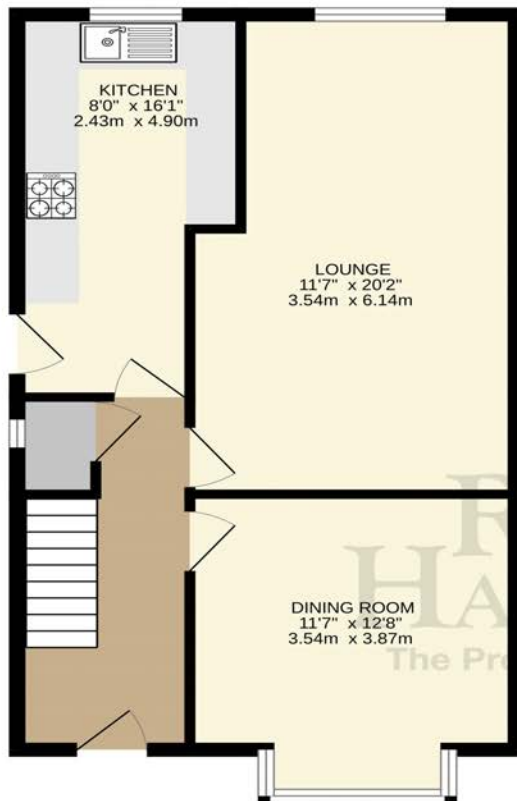
Now available for sale and offered for sale with NO ONWARD CHAIN is this traditional three bed, semi-detached home. Mill Lane is situated in the ever-popular village of Appley Bridge offering a range of locale amenities, outstanding schools for all ages, country walks, public transport links including train station and is a short drive to Junction 27 of the M6 motorway network.

Internally the property boasts just over 950 SQ.FT of accommodation set over two floors which in brief comprise of entrance hallway, understairs store cupboard, great sized separate dining room located to the front of the property with a bay window, large formal lounge / sitting room located to the rear and then a modern fitted kitchen. Up on the first floor there are two large double bedrooms, a good sized third bedroom and then a family bathroom.

Externally the property has a well-maintained garden with lawn and mature hedges along with driveway. To the rear there is a private and secure garden with lawn and patio area. Internal inspection is highly recommended to truly appreciate the deceptive size and outstanding location of this great family home.







TOTAL FLOOR AREA : 951 sq.ft. (88.3 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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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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