

FOR SALE

12, Dawber Delph, Appley Bridge , WN6 9LN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



12, Dawber Delph, Appley Bridge , WN6 9LN

Exceptional detached family home located on a small quiet development in Appley Bridge.



- Exceptional detached family home
- Modern open plan kitchen / morning room
- Family bathroom and en-suite
- Located close to schools and amenities
- Spacious and versatile accommodation
- Four good sized double bedrooms
- Large gardens / driveway / double garage
- 2222 SQ. FT./ NO CHAIN

Dawber Delph is a highly coveted and exclusive development comprising of just nine properties in one of Appley Bridge's most prestigious locations. Sitting alongside mature woodland, in a tranquil setting, this exclusive home also benefits from the sound of a babbling brook at the bottom of the garden.

In one of the best positions, with an impressive footprint, this detached property with over 2200 square feet of modern and versatile accommodation is an ideal family home. In brief the accommodation comprises of an entrance hallway, cloak room w/c, sizable internal hallway with open staircase, large separate formal dining room located to the front of the property, study/home office, excellent lounge/sitting room with patio doors leading into the conservatory, modern fitted open plan kitchen/breakfast room with bi-fold doors to the garden and utility room with access into a large double garage. On the first floor there is a generous landing, large master double bedroom with modern en-suite bathroom and Juliet balcony, a second large double bedroom, a four-piece family bathroom and then two further double bedrooms.

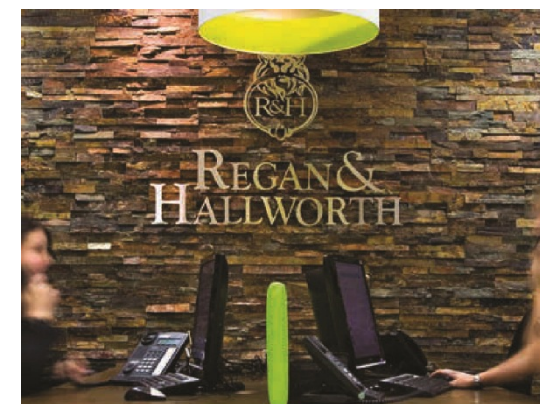
Externally the house has a well-maintained front lawn with large driveway leading to the double garage. To the rear there are landscaped gardens with lawn and patio area along with mature plants, fruit trees and shrubs, giving this house an air of complete privacy. It is surrounded by some breath-taking countryside and canal walks, along with offering excellent access to a range of village amenities, public transport links including a train station, some outstanding schools for all ages and is just a short drive to junction 27 of the M6 motorway network. Offered for sale with no chain, internal inspection is highly recommended to truly appreciate the properties size, internal finish and its truly outstanding location of this stunning house.







TOTAL FLOOR AREA : 2222sq.ft. (206.4 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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