

FOR SALE

28, Millbank, Appley Bridge, WN6 9LJ



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Competitively priced semi-detached home located in a lovely quiet cul-de-sac setting



- Well appointed semi-detached home
- Excellent value for money
- Popular cul-de-sac setting
- Early inspection essential
- 3 bedrooms / 2 reception rooms
- Ideal for first time buyers
- Close to train stations / canal
- 939 SQFT

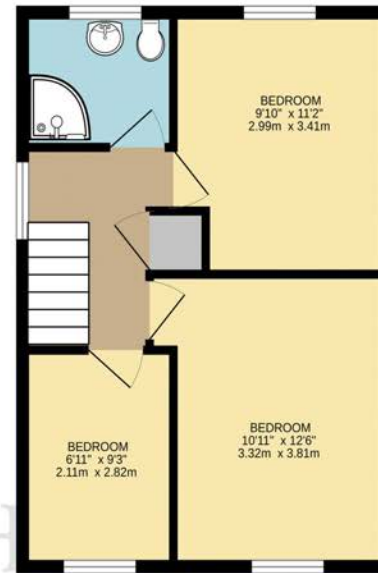
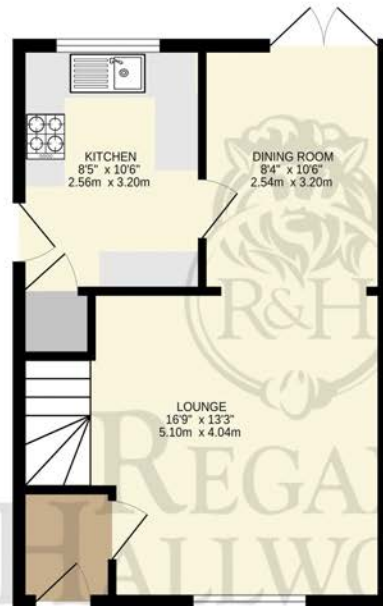
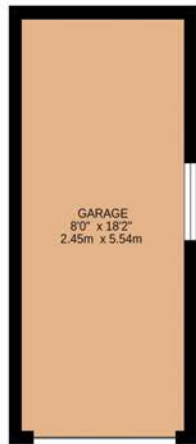
Enviably located toward the bottom of Millbank, a delightful little cul-de-sac which is positioned right in the heart of pretty village of Appley Bridge - this competitively priced semi-detached home would be the ideal purchase for a range of clients, from young families moving up the ladder to anyone wishing to downsize into a particularly quiet & established residential setting. Internally the home is set across two floors and totals a generous 939 square feet of living space which in brief comprises; an inner hallway, large main living room which leads into a rear dining area with French Doors that open out into the rear garden. There is a fitted kitchen which could be easily knocked through to create a more contemporary open plan layout.

Upstairs there are three good sized bedrooms plus a principal shower room. Externally there are gardens to the front and rear, with the rear being private, low maintenance and facing just off-south. To the front, the home enjoys excellent frontage with a spacious driveway which leads through to a detached garage.

Locally the property is conveniently positioned within close proximity to Appley Bridge train station, whilst also only a stone's throw to picturesque canal-side walks which take clients to the village of Parbold and beyond. Local schools are excellent & the M6 motorway is a short drive away too. Early viewings are essential.



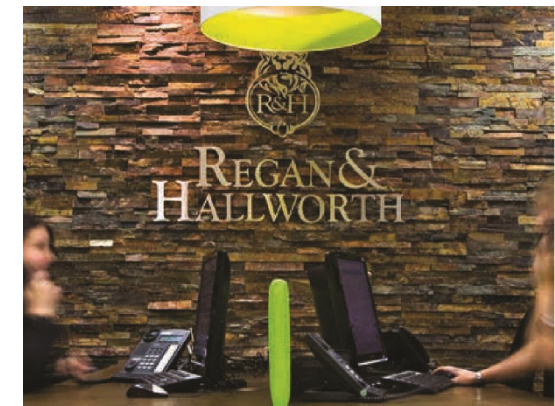




The Professional Estate Agents

TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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