

FOR SALE

13, Rookery Avenue, Appley Bridge, WN6 9JX



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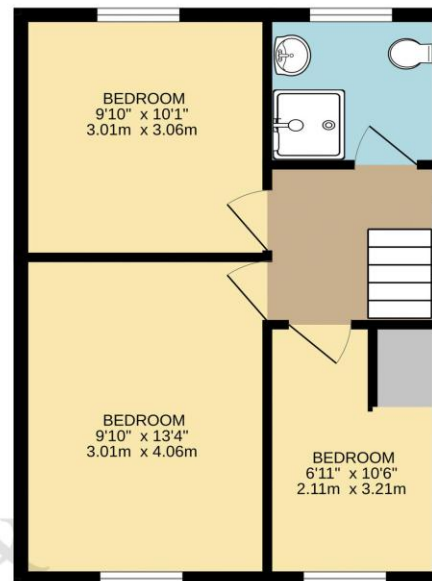
Competitively priced family home offered to the market with no chain delay.



- Link detached family home
- Highly prized residential area
- Close to schools / amenities
- Available chain free
- 3 bedrooms / 1 reception room
- Competitively priced
- Sunny westerly rear aspect
- 1087 SQFT

Enviably located on the popular Rookery Avenue, a quiet residential setting in the pretty, semi-rural village of Appley Bridge - this realistically priced & well appointed link-detached home is available with the added benefit of no upward chain and would be ideal for any young families moving up the ladder. The property has been really well cared for over the years, yet it is also ready for someone to put their own stamp on it. The property has also been extended to the rear & provides a generous 1087 square feet of living space that in brief comprises; front porch, large 23ft L shaped main lounge with stunning feature fireplace, incorporating a rear dining area and access to the garden. The fitted kitchen benefits from a rear extension, and could be easily knocked through to create a more contemporary open plan living kitchen, should clients wish. There is also internal access into the garage. Upstairs, there are three bedrooms and a modern principal shower room. The rear garden is large & private with a patio area for sitting out. The rear also benefits from a westerly aspect, therefore lots of late summer sun. To the front is a driveway, with space for two cars, which leads to the large attached garage. Locally, the property rests conveniently close to the train station, local schools plus the village's numerous shops, amenities and the picturesque Fairy Glen, with easy access to the M6 motorway. Viewings are essential on this lovely family home. No chain delay.





TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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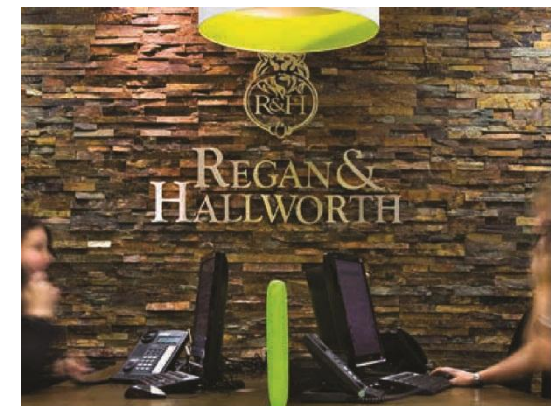
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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