

FOR SALE

99, Woodnook Road, Appley Bridge, WN6 9JT



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Extended and newly upgraded 2 bed detached true bungalow with private south facing garden

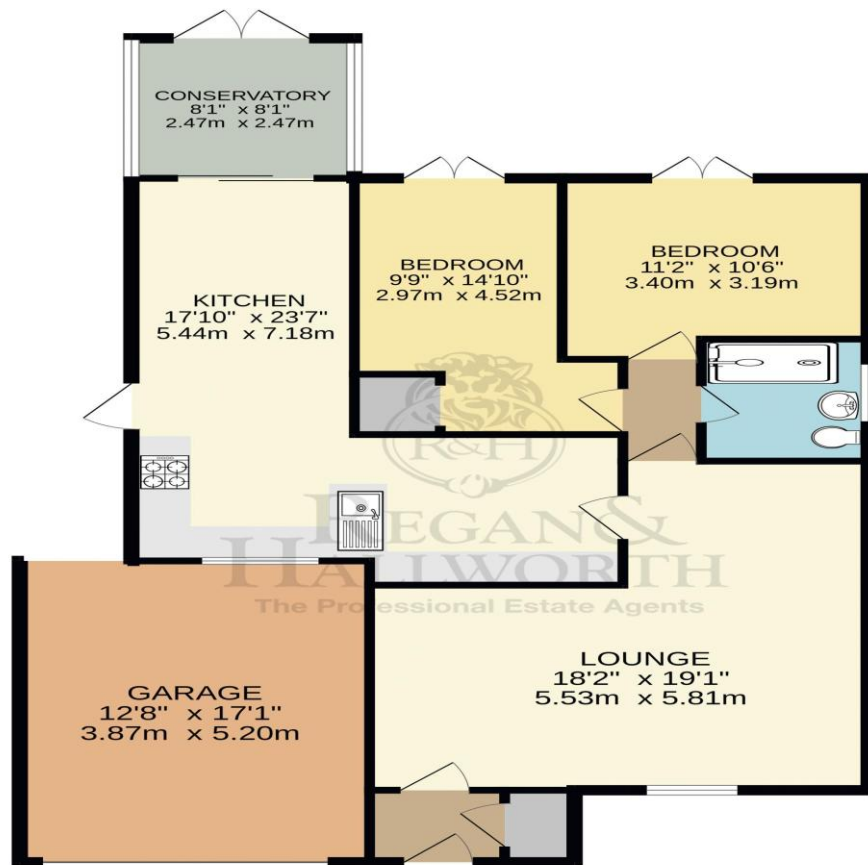


- Contemporary 2 bed true bungalow
- Smart open plan kitchen diner
- Highly coveted semi-rural location
- Garage & Driveway
- Extended & much-improved interior
- Glass roof conservatory
- Large private south facing garden
- 1153 SQ.FT. / Freehold / No chain

Having been extended and recently subjected to a comprehensive renovation and upgrade, this surprisingly deceptive bungalow must be viewed to fully appreciate its spacious and modern interior. Although it appears modest from the outside, it offers extensive contemporary accommodation, making it ideal for couples seeking single-floor living, complemented by a generous, secluded rear garden. Situated in a highly desirable location on the edge of a popular residential area within the sought-after semi-rural village of Appley Bridge, this property benefits from an excellent position. Offered to the market with the added benefit of no chain delay - this impressive true bungalow would be perfect for any retired clients seeking the convenience of 'one floor living' or because of the particularly large plot, any garden lovers. The property itself has been extended to the side and as a result offers an impressive 1153 square feet of living space & in brief comprises; a front porch, large lounge / diner which has been freshly plastered and decorated, a fitted extended kitchen with roof lantern leading into a open plan dining area and a smart glass roof conservatory which overlooks and has access directly to the garden, 2 spacious double bedrooms which both have fitted robes and French doors to rear garden plus a contemporary bathroom with walk in shower. The garden is another of the home's stand out features - with the rear being particularly large, mature and very private, plus because of its just-off southerly aspect, the garden enjoys sun all day long. The garden also benefits from recently installed fencing. To the front there is driveway which leads to the attached garage. Locally, the property also enjoys the convenience of being only a short distance to the numerous amenities that the lovely village of Appley Bridge has to offer including; a railway station, canal sidewalks and the local landmark of 'Fairy Glen' plus is a short drive to the nearby motorway network. Early viewings are highly recommended.



GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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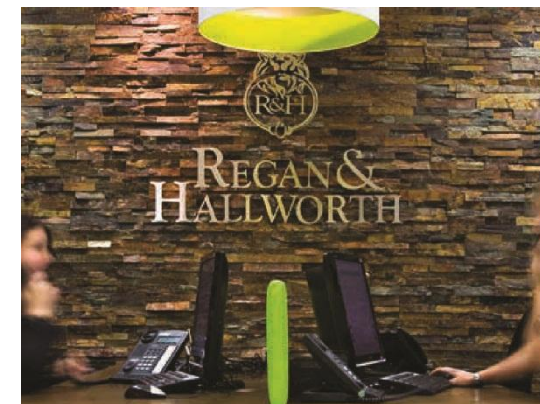
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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