

FOR SALE

11, Millbank, Appley Bridge, WN6 9LJ

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

 ESTD
1996



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Extended 3 bed family home in prime semi-rural location

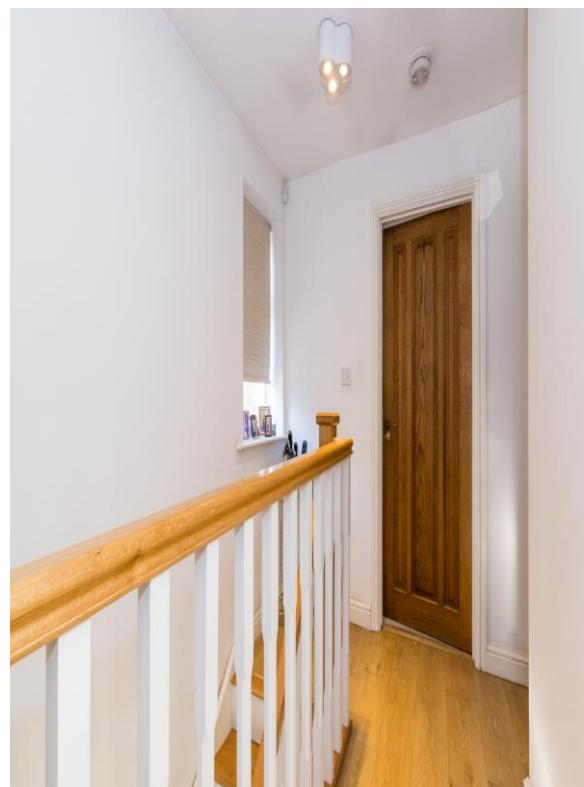


This extended three-bedroom semi-detached home has been significantly improved in recent years, with the accommodation modernised to a high standard and the ground floor cleverly reconfigured to create a stylish open-plan layout. An ideal choice for families, the property offers spacious, high quality living tucked away in a small, highly sought-after cul-de-sac within the lovely semi-rural village of Appley Bridge.

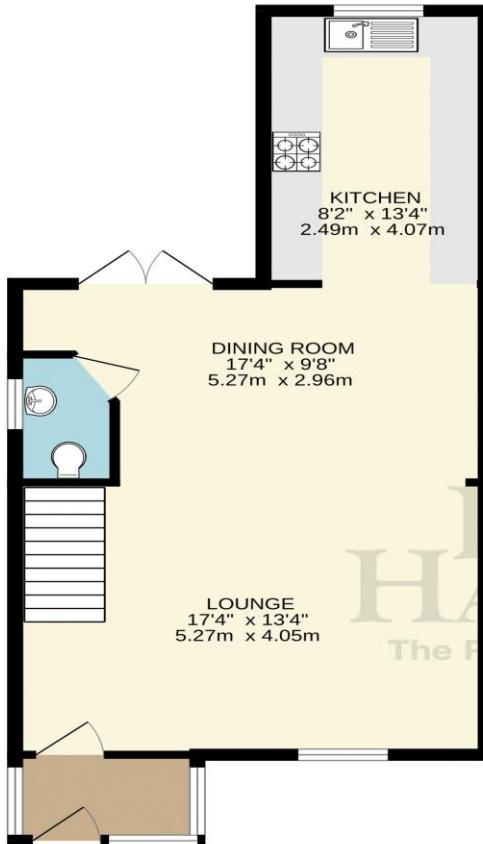
The ground floor has been fully opened up to form a welcoming and versatile living/dining space, flowing directly into a beautifully extended modern kitchen fitted with sleek high-gloss units and integrated appliances. From the dining area, doors open onto the rear garden, where a generous patio provides the perfect space for outdoor dining and entertaining, leading down to a well-kept lawn. The garden is not overlooked and includes a useful storage shed. A convenient ground floor WC completes the downstairs accommodation whilst a contemporary oak staircase leads to the first floor which offers three well-proportioned bedrooms and a superb family bathroom featuring a bath with overhead shower, vanity wash basin and WC.

Externally, there are gardens to both the front and rear, along with a driveway providing ample off-road parking. The front has a charming outlook over a peaceful green space. Located in the heart of Appley Bridge, the home enjoys easy access to excellent schools, a good range of amenities, and beautiful countryside walks. Despite the peaceful setting, the M6 motorway is just 10 minutes away, making the location ideal for commuters. Internal viewing is highly recommended to fully appreciate everything this attractive home has to offer.

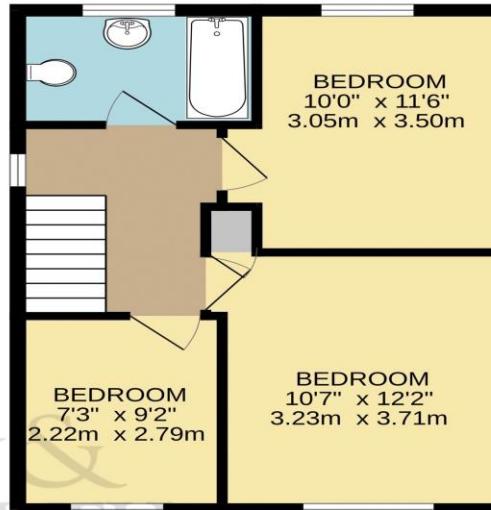




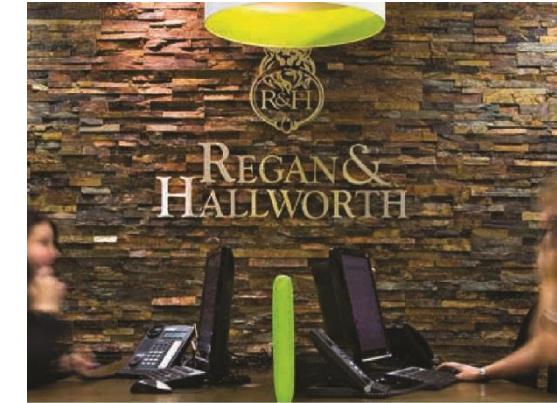
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TOTAL FLOOR AREA: 944 sq ft (87.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 equipment 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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