

TO LET

17, Ash Close, Appley Bridge, WN6 9HU

REGAN & HALLWORTH
The Professional Estate & Letting Agents



17, Ash Close, Appley Bridge, WN6 9HU

Outstanding 3 bed detached family home located in the village of Appley Bridge



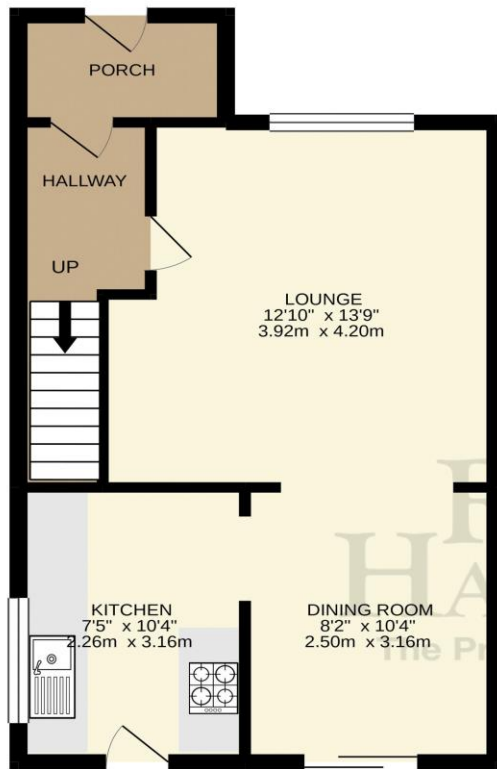
- Detached home
- Modern kitchen with cooker
- Modern family bathroom
- Close to amenities and schools
- Outstanding reception rooms
- Three good sized bedrooms
- Large gardens and driveway
- 782 SQ. FT

Now available to let is this impressive detached family home located in the ever popular village of Appley Bridge. Ash Close is sat at the bottom of a quiet cul-de-sac and gives easy access to a range of local amenities, great country walks, public transport links, schools for all ages and is just a short drive to a number of motorway networks. The property has been finished to a great standard throughout boasting spacious accommodation set over two floors briefly comprising of entrance porch, entrance hallway, large lounge / sitting room located to the front of the property, open plan to the dining room at the rear with doors leading out onto the patio area and then a modern fitted kitchen boasting a range of wall, base and drawer units along with cooker and hob. Up on the first floor the centrally located landing area gives access to a large double master bedroom with fitted wardrobes, second double bedroom, modern fitted family bathroom with shower over bath and then a third good sized single bedroom. Externally there is a large driveway to the front and side with a plumb slate covered area. To the rear there is a larger than average and private garden with patio area and fantastic lawn ideal for the growing family. Internal inspection is highly recommended to appreciate the size, finish and outstanding location.

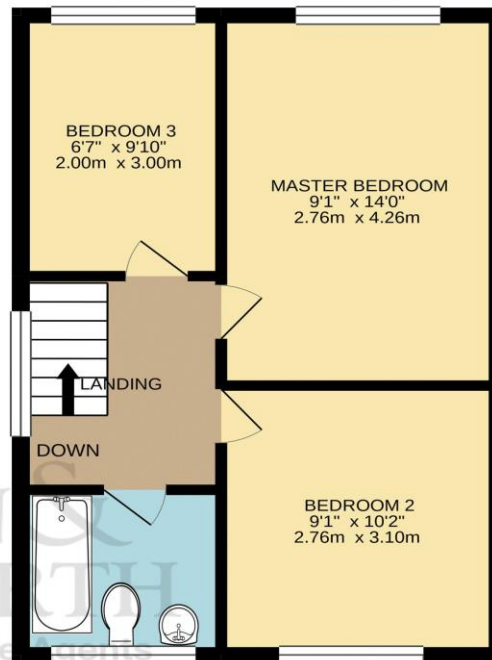




GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

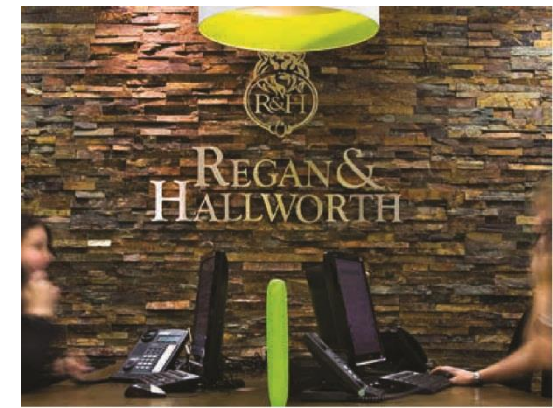


1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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