

TO LET

2, Ferndale Drive, Appley Bridge, WN6 9BB

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Outstanding three bed detached family home located in the ever popular area of Appley Bridge.

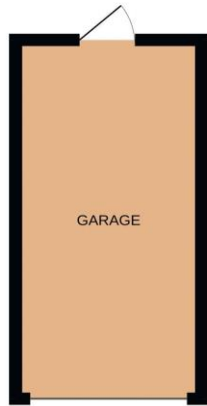


- Outstanding detached family home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Superb sized reception rooms
- Three good sized bedrooms
- Gardens / driveway / garage
- 1053 SQ. FT.

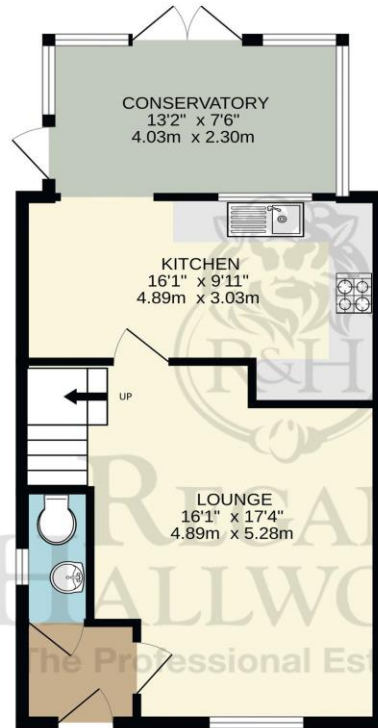
Now available to let and located in the ever popular area of Appley Bridge is this stunning detached family home. Ferndale Drive has been finished to an excellent standard throughout boasting spacious accommodation set over two floors along with driveway, garage and gardens. The property is situated close to all the local amenities the village has to offer along with excellent schools for all ages, country and canal side walks from the doorstep, great public transport links and is just a short drive to several major motorway networks. In brief the accommodation offers entrance hallway, cloak room wc, large formal lounge / sitting room located to the front of the property, open plan kitchen / dining room to the rear with the kitchen offering a range of wall, base and drawer units and then a spacious conservatory overlooking the gardens. Up on the first floor there are two good sized double bedrooms with the master benefitting from en-suite shower, a third good size single bedroom and then a modern family bathroom. Externally the property has a driveway and garage whilst to the rear there is a good sized, private and secure garden. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.



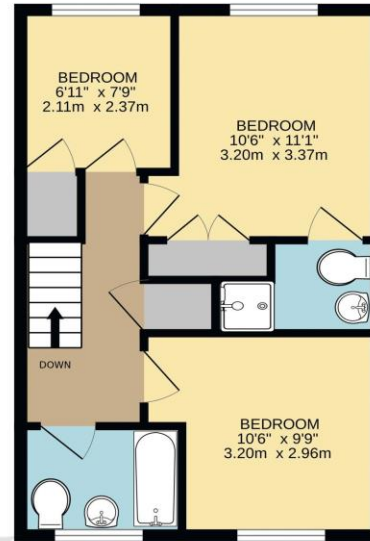
144 sq.ft. (13.4 sq.m.) approx.



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



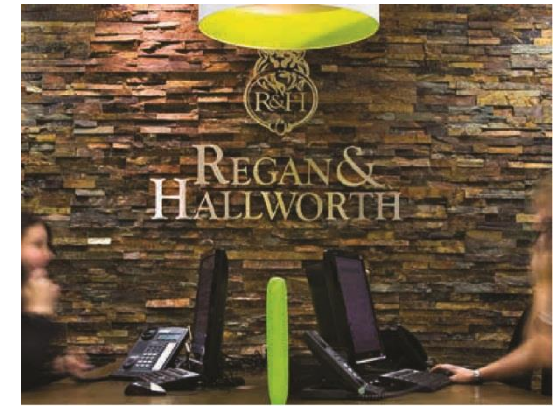
1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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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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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