



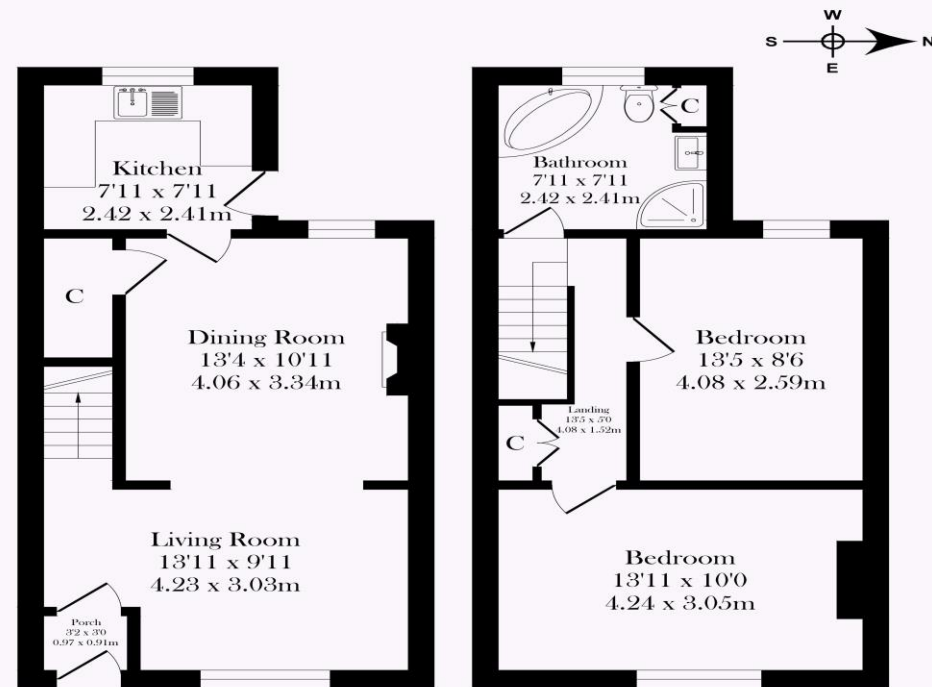
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 36.8 Sq.M
(396 Sq.Ft.)

First Floor
Approx. Floor
Area 36.8 Sq.M
(396 Sq.Ft.)

Total Approx. Floor Area 73.6 Sq.M. (792 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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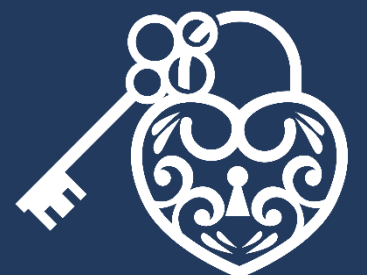
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Asking Price: £165,000

Appley Lane South, Appley Bridge

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Resting in an elevated position, this attractive end of terrace house has an enviable position overlooking open countryside to both the front and rear and is situated within walking distance of the village of Appley Bridge.

Briefly comprising of an attractive entrance hallway, with staircase rising to the first floor, and leading to the main lounge which is situated to the front of the home. There is a central open fireplace and the room is filled with natural light. The rear of the property offers a second reception room, ideal for dining and leads to the kitchen, which is fitted with a range of units and is located to the rear of the home. and offers access to the rear courtyard which could be used for off road parking if required. There is a clever under stairs storage area offering storage for larger items. The first floor provides two excellent bedrooms, both spacious and light. The master bedroom is positioned at the front of the property and overlooks open fields to the front. The landing also offers some built in storage. There is also a spacious bathroom which includes which is in excellent order and comprises of a corner bath, separate shower, wash hand basin and w.c. Both of the bedrooms offer wonderful views across open farmland.

Externally the property has a lovely enclosed front garden leading to the property and a pretty courtyard to the rear.

Appley Bridge is a popular village situated in the heart of Lancashire, with excellent access to both the rail and motorway network. Popular and highly acclaimed schools are also close by. The local countryside is also within a short stroll as is the popular canal side with its excellent walks.

Viewings of this delightful home, which is offered with vacant possession and no onward chain are now welcomed.



