



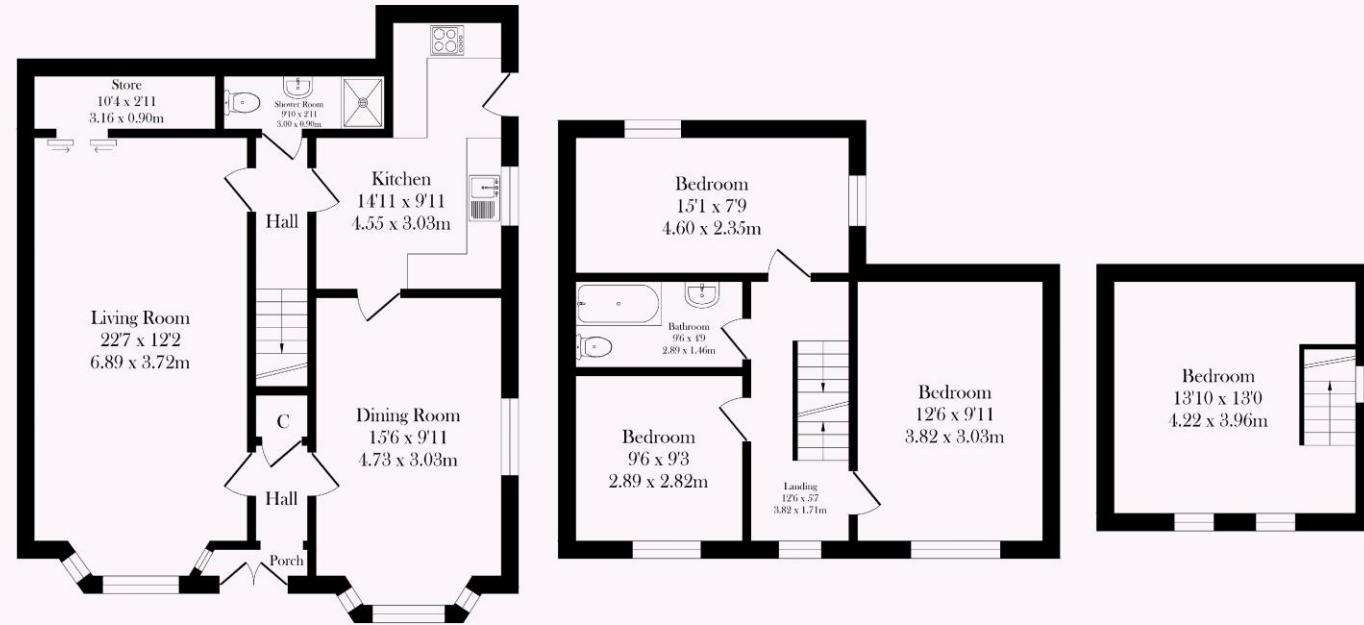
# TRACY PHILLIPS

## Estates



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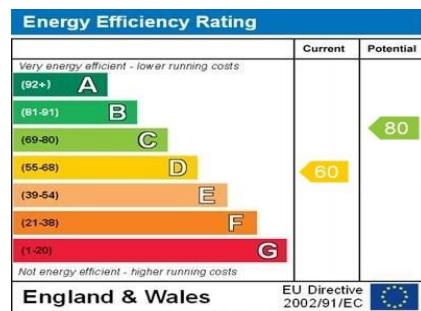
Ground Floor  
Approx. Floor Area 71.8 Sq.M (773 Sq.Ft.)

First Floor  
Approx. Floor Area 47.8 Sq.M (515 Sq.Ft.)

Second Floor  
Approx. Floor Area 16.7 Sq.M (179 Sq.Ft.)

**Total Approx. Floor Area 136.3 Sq.M. (1467 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.



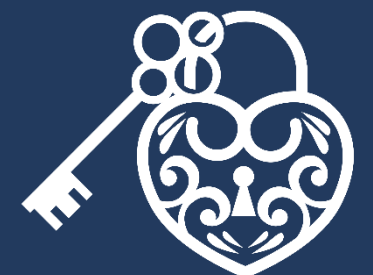
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Asking Price: £380,000

Mill Lane, Appley Bridge



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This is a rare opportunity to purchase a four-bedroom character property plus a plot of land with full planning permission for a detached dwelling. With a gated entrance to No.4, boasting secure parking for several cars across a cobbled courtyard, this is a lovely semi-detached property within a two-minute walk of the Leeds/Liverpool canal and nestled in the heart of Appley Bridge village. Appley Bridge is a small village bordering both West Lancashire and Wigan. It provides a lovely community with great schools and local shops, canal side and woodland walks and is ideally located for both motorway and rail access, even offering its own train station.

Parts of this lovely character property date back to 1850. The house is entered by a porch that opens into an entrance hallway with a large, practical cupboard for coats and shoes. There is a very spacious lounge with bay window to the front that leads to an office room at the rear with a Velux window. There is a bathroom located off the inner hall with a shower cubicle, w.c and wash hand basin with Velux window. The kitchen is fitted with a range of wall and base units and incorporates a gas hob, electric oven, fridge freezer and a larder cupboard with a door to access the garden. The second reception room/dining room is a lovely bright room with a window to the side in addition to the bay window to the front. To the first floor there is useful fitted storage on the landing, there are three double bedrooms on this floor, two having fitted wardrobes. There is also a family bathroom consisting of a bath with overhead shower, sink and w.c. To the second floor there is another great sized double bedroom with storage in the eaves. Externally, there is a garden to the side with a lawn and patio leading to a substantial detached timber lodge that's 5-metre squared fitted with electrics, lighting and heating. There is also an Electric Car Charging Port.

There is further land that comes with this purchase allowing separate access to the building plot. Full planning permission can be found for a three-bedroom detached property offering 1045 sq ft of accommodation: <https://pa.westlancs.gov.uk/onlineapplications/applicationDetails.do?keyVal=RGTCXSRHI9100&activeTab=summary>

Viewings are highly recommended and invited.

