



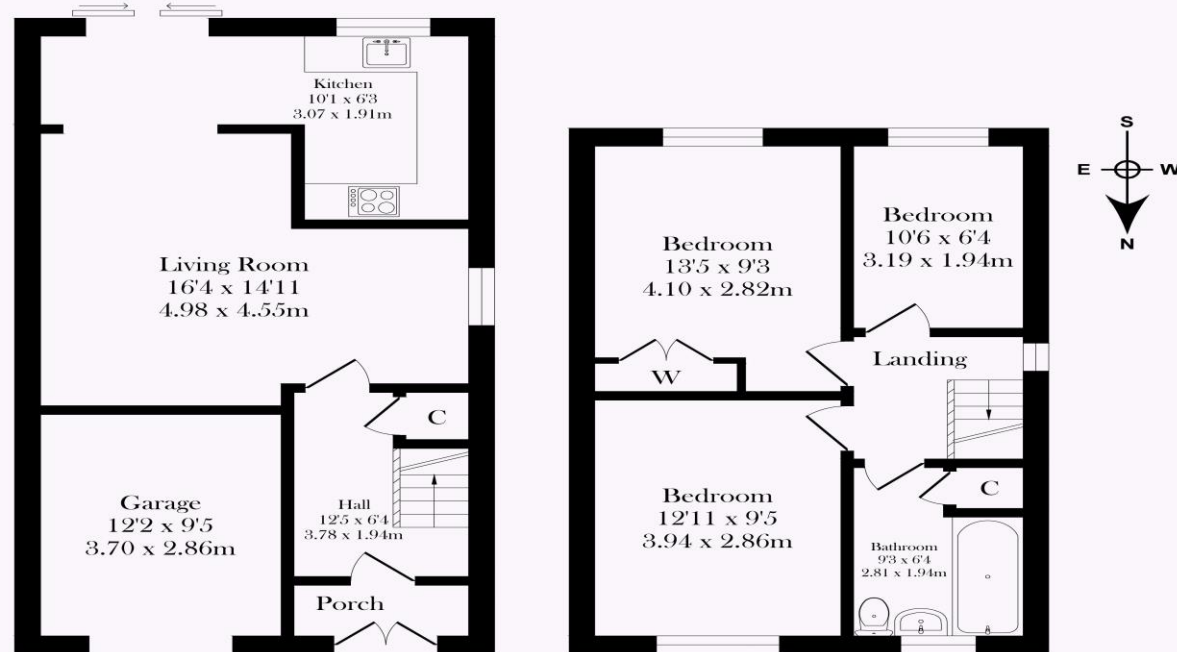
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 49.9 Sq.M
(537 Sq.Ft.)

First Floor
Approx. Floor
Area 40.7 Sq.M
(438 Sq.Ft.)

Total Approx. Floor Area 90.6 Sq.M. (975 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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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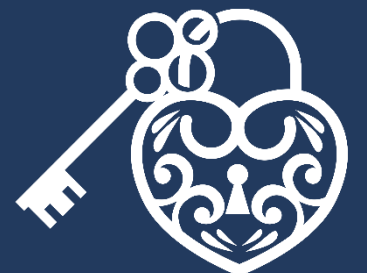
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Asking Price: £200,000

Ash Close, Appley Bridge

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Located on this quiet and popular street, in the heart of the lovely semi rural village of Appley Bridge, this semi detached home has been lovingly cared for by the current owners for many years. The property is in excellent order and offers a well-proportioned floorplan extending to approximately 975 sq ft.

The accommodation briefly comprises a glazed entrance porch leading into the hallway which features the staircase rising to the first floor. The property has previously been extended to provide an open plan lounge which leads into the dining area and kitchen. The lounge features a brick fireplace which houses a living flame gas fire and features French doors which lead directly out to the South facing rear garden. The kitchen leads off this dining space to provide a sociable layout and is fitted with a range of Shaker style wall and base units in neutral cream and includes an electric hob, oven and fridge. There is space for a washing machine. Contrasting worktops and tiling complete the room. The first floor reveals three excellent bedrooms and the family bathroom. Bedroom one is located to the front of the property and bedroom two includes fitted wardrobes. The family bathroom is positioned at the front of the home and includes a three- piece suite with panelled bath and overhead shower, vanity wash hand basin and w.c.

Externally, the property provides a double width block paved driveway leading to the integral garage, ideal for storage and suitable for conversion to additional accommodation. The rear garden is private and secure and offers a sought after Southerly aspect. It is finished with lawns, a flagged patio and mature planting beds.

Appley Bridge is a delightful village, with excellent facilities and transport links. The M6 motorway junction is approximately a five minute drive and the village has it's own rain station with direct links in to Manchester City Centre. There are good schools and countryside and canalside walks all close by to the home.

Viewings of this well maintained and cared for home, available with no onward chain, are welcomed via our office.





