



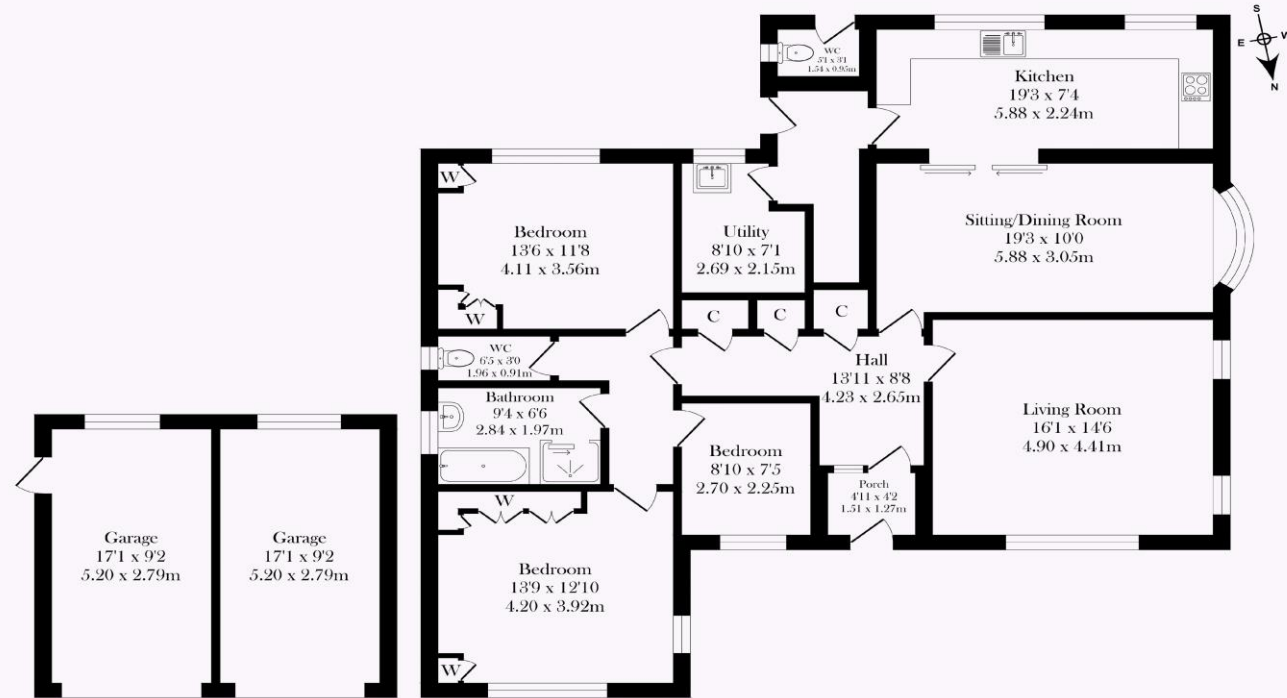
# TRACY PHILLIPS

## Estates



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Garage  
Approx. Floor  
Area 29.7 Sq.M  
(320 Sq.Ft.)

Approx. Floor  
Area 136.9 Sq.M  
(1474 Sq.Ft.)

**Total Approx. Floor Area 166.6 Sq.M. (1794 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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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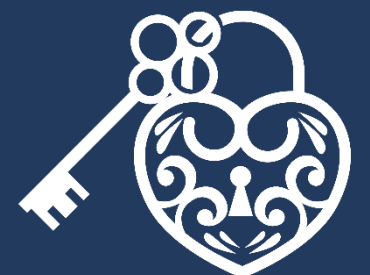
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Asking Price: £450,000

Back Lane, Appley Bridge

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Located on the edge of the village of Appley Bridge and with excellent easy motorway access, views over farmland towards the front of the home and resting on an excellent plot extending to circa one third of an acre, this well cared for detached true bungalow offers lots of potential.

The accommodation currently extends to approximately 1794 sq ft and offers a well laid out and thoughtful floorplan, which subject to any necessary consents, could also be enlarged. The rooms are all of a good size and filled with natural light. The accommodation briefly comprises an entrance porch which leads through into the entrance hallway which flows through to reach the accommodation and includes three built-in storage cupboards. The left-hand side of the property is living accommodation and features two superb living rooms. The main lounge (located at the front of the property) includes three large windows filling the room with light and centred around a stone fireplace with basket style gas fire. The sitting room is located to the rear of the property and this cosy space also features a stone fireplace and room for dining whilst double doors lead to the kitchen at the rear. Equipped with an extensive range of wall and base units, a breakfast bar for informal dining and including integrated dishwasher, electric oven and hob and fridge/freezer. A separate utility room houses the laundry equipment and provides access outdoors. The bedrooms, all of which are of a good size, are located to the front and rear of the property and with bedrooms one and two including fitted wardrobes. The family bathroom suite comprises a bath, separate shower and wash hand basin and a separate w.c is located next to the bathroom and completes the internal accommodation.

Externally, this property rests on a superb plot. There is a separate double garage which is approached via the tarmac driveway offering parking for a number of vehicles and the gardens wrap around the entire property. The front gardens are laid to lawn with mature planting. To one side and to the rear of the bungalow there are feature flagged areas dotted with raised rockery areas which is ideal for outdoor dining whilst the opposite side garden is fully lawned and borders both the driveway and open fields.

Higherfields is an excellent blank canvas and has been a much-loved family home which is now welcoming viewings.





