



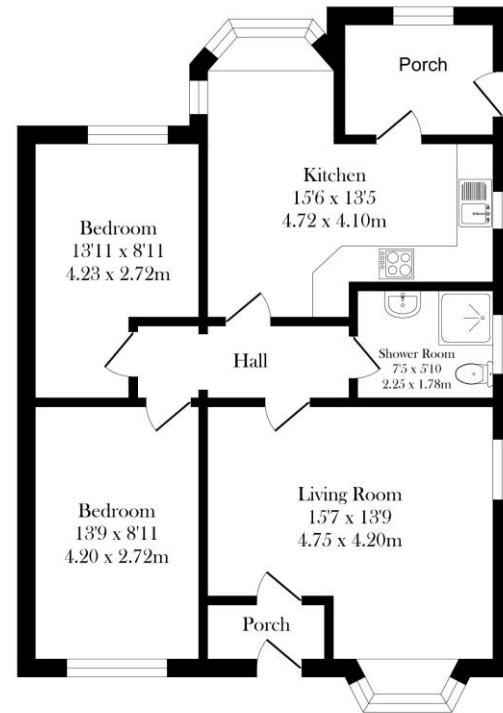
# TRACY PHILLIPS

Estates



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Approx. Floor Area 69.7 Sq.M (750 Sq.Ft.)

Total Approx. Floor Area 74.7 Sq.M. (804 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



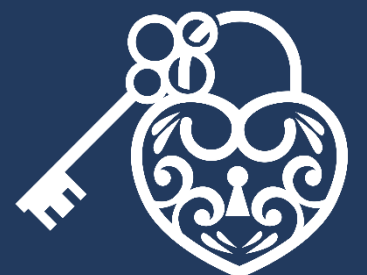
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £200,000

Miles Lane, Appley Bridge



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This very pretty true bungalow rests on one of the most desirable lanes in the sought-after semi-rural village of Appley Bridge. The village offers an excellent range of facilities including a railway station which is within walking distance, pretty canal side walks and excellent transport links making it a lovely community in which to live. The property itself has a lot to offer and although it does require some refurbishment would be a perfect purchase for any client wishing to add their own stamp to a home.

Briefly comprising an entrance accessed from the front garden, with the main entrance door and reception room overlooking the rear garden and with views towards Ashurst. The lounge features a stone fireplace and lovely walk-in bay window, filling the room with light and enjoying the views. The kitchen and dining areas are of an excellent size and with ample space to dine. The kitchen is fitted with a range of wall and base units and with space for appliances and a door leading to the driveway and front garden. Two windows feature in the room. Two bedrooms are located to the front and rear of the home respectively and a family shower room completes the accommodation. It is also worth noting that the attic of the property has been partially converted some years ago and could offer further space if required. This is accessed via a pull-down ladder. The property also benefits from an alarm system, double glazed windows throughout and gas fired central heating served by a combi boiler.

Outside, the home provides lovely gardens to both the front and rear, which include a garden shed and outside tap, and off road parking.

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



