



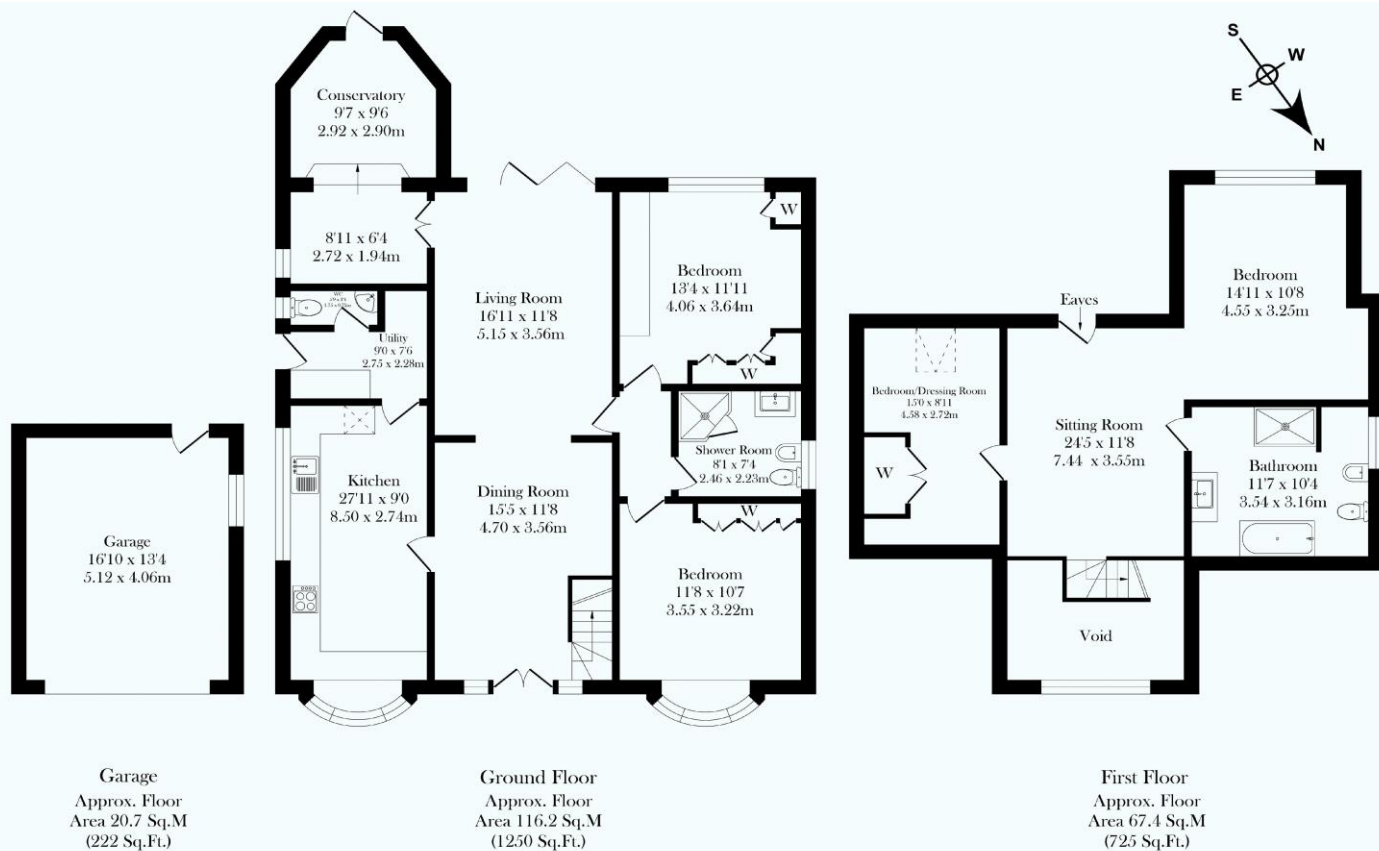
TRACY PHILLIPS

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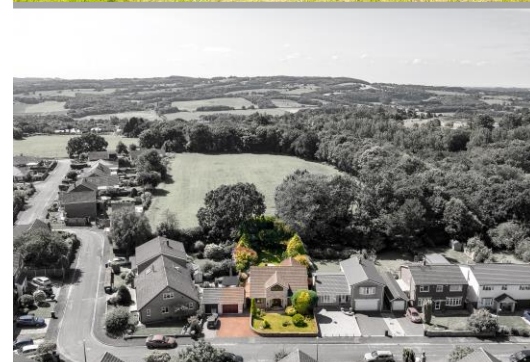


Total Approx. Floor Area 204.3 Sq.M. (2197 Sq.Ft.)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	76 C
39-54	E		
21-38	F		
1-20	G		



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £450,000

Glenside, Appley Bridge



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Discover this beautifully designed four bedroom, two bathroom home located in a serene and sought-after village of Appley Bridge. Offering a perfect blend of modern convenience and classic charm, this property boasts ample space, luxurious features, and a captivating garden that ensures peace and tranquillity. The driveway provides off road parking for up to four cars as well as garage parking. There is a lawn front garden with a wall and shrubs providing a welcoming entrance.

Internally, the entrance hall opens into a spacious dining area and lounge. An elegant oak and glass staircase leads to a gallery landing. The dining area opens into a rear lounge area featuring bi-fold doors that extend onto the terrace, creating a seamless indoor-outdoor living experience. There is a large double bedroom with fitted wardrobes to the rear with lovely views over the garden. To the front there is another large double bedroom with fitted furniture. There is a spacious bathroom equipped with a corner Jacuzzi shower, large vanity sink unit, bidet, and WC. The large kitchen is fitted with units and leads to a good-sized utility area. The cloakroom includes a WC and vanity sink unit. The conservatory offers stunning views over the garden, perfect for relaxation. At the top of the beautiful oak and glass staircase there is spacious landing area, flooded with natural light through the feature window to the front. The master bedroom is very impressive with a window seat offering picturesque garden views. There is a large dressing room with a Velux window, which can also be used as a fourth bedroom. The upstairs bathroom features a large shower, Jacuzzi bath, bidet, WC, and vanity hand sink.

To the rear, is a raised patio with balustrade and hot tub, leading down to a large lawn adorned with mature trees, flowers, and shrubs. At the end of this private garden lies the enchanting Fairy Glen, where you can hear and see a gentle stream.

Situated in a quiet and family-friendly neighbourhood, this home is close to excellent schools and local amenities.

This property has the benefit of being offered with no chain.

