



TRACY PHILLIPS

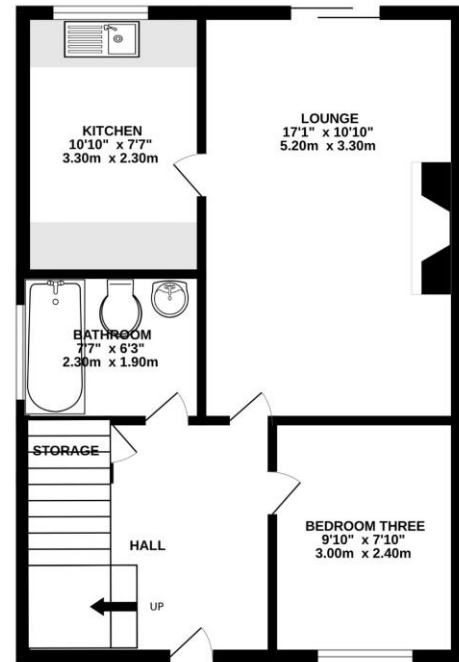
Estates



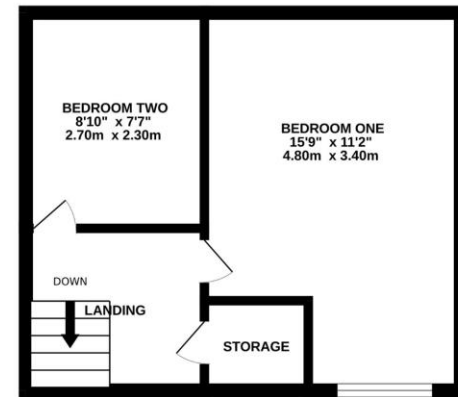
TRACY PHILLIPS

Estates

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 773sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



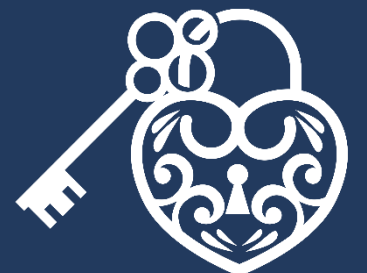
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Offers in Excess of £200,000

Greaves Close, Appley Bridge, WN6 9JW



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Situated on a very popular estate in the heart of Appley Bridge, this lovely semi-detached dormer home has been well cared for and the property rests on a generous plot in a quiet cul de sac. The property offers an excellent floor plan with living spaces flowing effortlessly from one room to the next and the house is filled with an abundance of natural light.

The accommodation downstairs includes a warm and welcoming entrance hallway with stairs to the first floor, a spacious lounge with an open fire and patio doors to access the rear garden, and an attractive fitted kitchen with a range of wall and base units, ample workspace, and an extractor hood over the electric hob and oven. The kitchen also has an access door to the outside of the house. The ground floor is finished with the third bedroom and family bathroom making this an ideal home for flexible living or future proofing.

On the first floor, there is a bright, open landing space with storage cupboard and two super, good-sized bedrooms. The property offers excellent potential to add a further dormer to increase the accommodation or provide an additional bathroom if required. The property is gas central heated and double glazed.

Externally, there are mature well-kept gardens to the front and rear. They are mostly laid to lawn with flower borders and fruit trees to the sides. A handy storage shed and greenhouse are included. There is ample off-road parking for several vehicles on the flagged driveway to the front and side of the home.

The property has the convenience of being located very close to the local shops and facilities that the beautiful village of Appley Bridge has to offer, including excellent schools, a railway station and canalside walks. The local landmark of Fairy Glen and access to the motorway network are only a short drive away.

Viewings of this lovely home are now highly recommended.

