



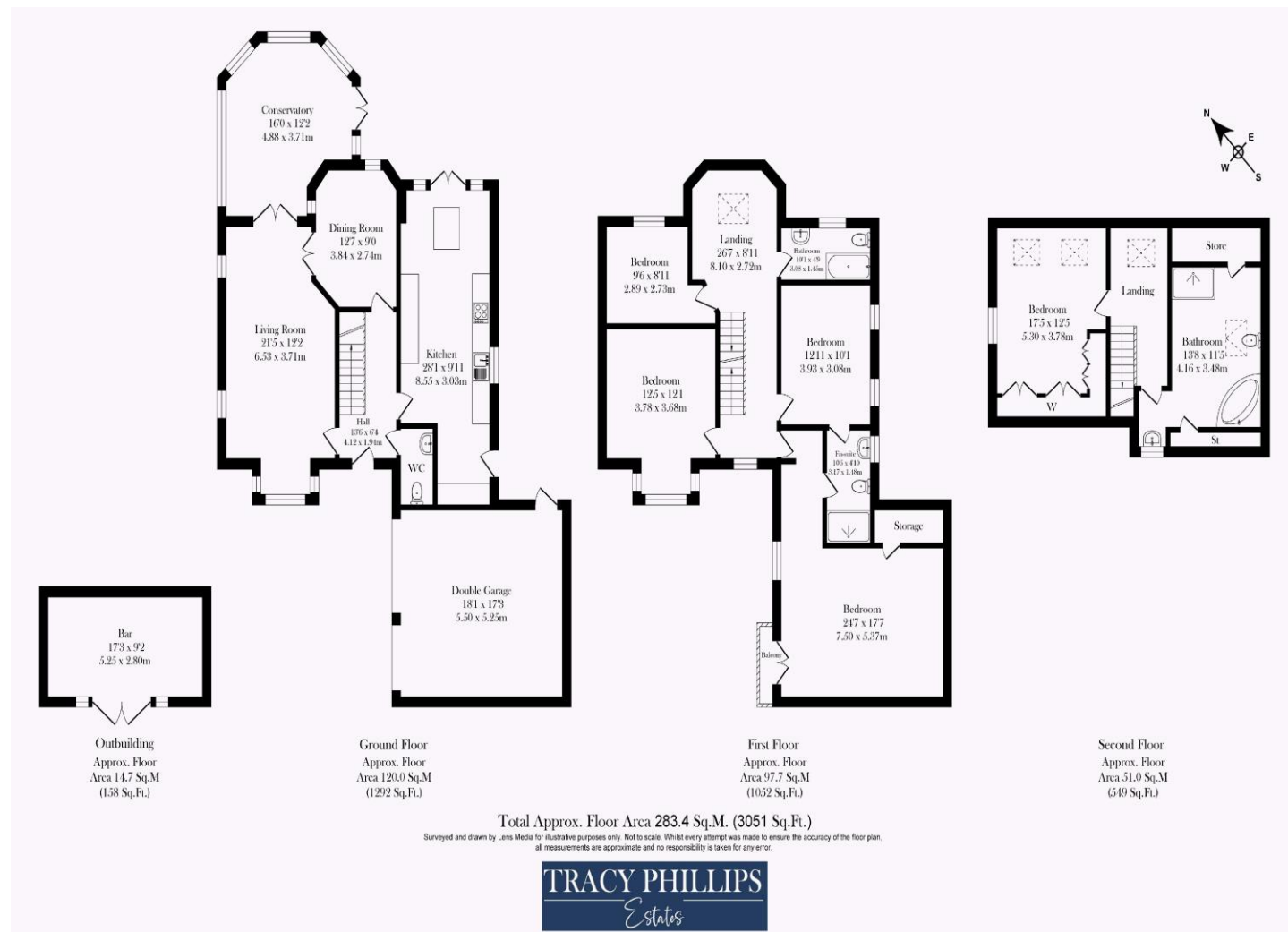
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £525,000

Farrier Way, Appley Bridge



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This detached home, located on this small and established cul de sac in the heart of Appley Bridge, is truly impressive, offering excellent space and a prime location. At approximately 3051 square feet it is certainly appealing for a large family. The layout which is not only well-designed, has also been much improved by the current clients throughout and additional features such as the bespoke garden bar certainly make this a home which is ready to move in to. Briefly comprising a welcoming entrance hallway which leads into the ground floor living areas. There is a handy ground floor cloakroom leading off the hallway and a spacious living room which leads into the additional conservatory and dedicated dining room. The open plan kitchen and dining area, flowing seamlessly into the garden, creates a fantastic space for family gatherings or entertaining guests. The kitchen is fitted with an excellent range of sleek modern cabinetry including an integrated dishwasher, pan drawers and a Neff oven, grill and plate warmer, add convenience and style. An additional island offers space for informal dining and French doors lead to the wrap around garden, perfect for entertaining. The laundry area is discreetly hidden behind the smart units at the end of the kitchen. Quartz worksurfaces complete the contemporary look.

The first floor reveals four of the property's bedrooms with two enjoying the Jack and Jill en-suite shower room, which has been updated in line with the modern touches in this home whilst a separate family bathroom, also which has been updated, caters for the rest of the needs of the family. It is also worth noting that there is a lovely open plan landing area in this design of property which would make an ideal study or reading area, filled with light via a Velux roof light. The second floor reveals a further large bedroom fitted with an extensive range of wardrobes and a huge four piece bathroom suite completes this floor. There is also under eaves space perfect for hiding large storage.

Externally, there is a tarmac driveway providing off road parking for a number of vehicles and leading to the attached garage. The garage is a pleasant surprise and has been recrafted into a very cool den/bar ideal for a teenage hangout however can easily be used as a garage if this is more of a requirement. The side and rear garden is mainly laid to lawn and has a decked patio area, ideal for outdoor dining. There is also a further handmade garden room. This would be perfect for anyone needing to work from home or to enjoy as it is currently used as a bar. It benefits from electrics and French doors leading to the garden.

The proximity to the village of Appley Bridge, with its array of amenities, adds further appeal to the property, and the village enjoys it's own train station with direct links to both Southport and Manchester. The village offers canal side walks, 'Fairy Glen' and easy access to the motorway.

Overall, this home offers a harmonious blend of space, functionality, and convenience, making it a highly desirable option for potential buyers seeking a comfortable and well-appointed residence.

Viewings of this very impressive home are now invited.





