



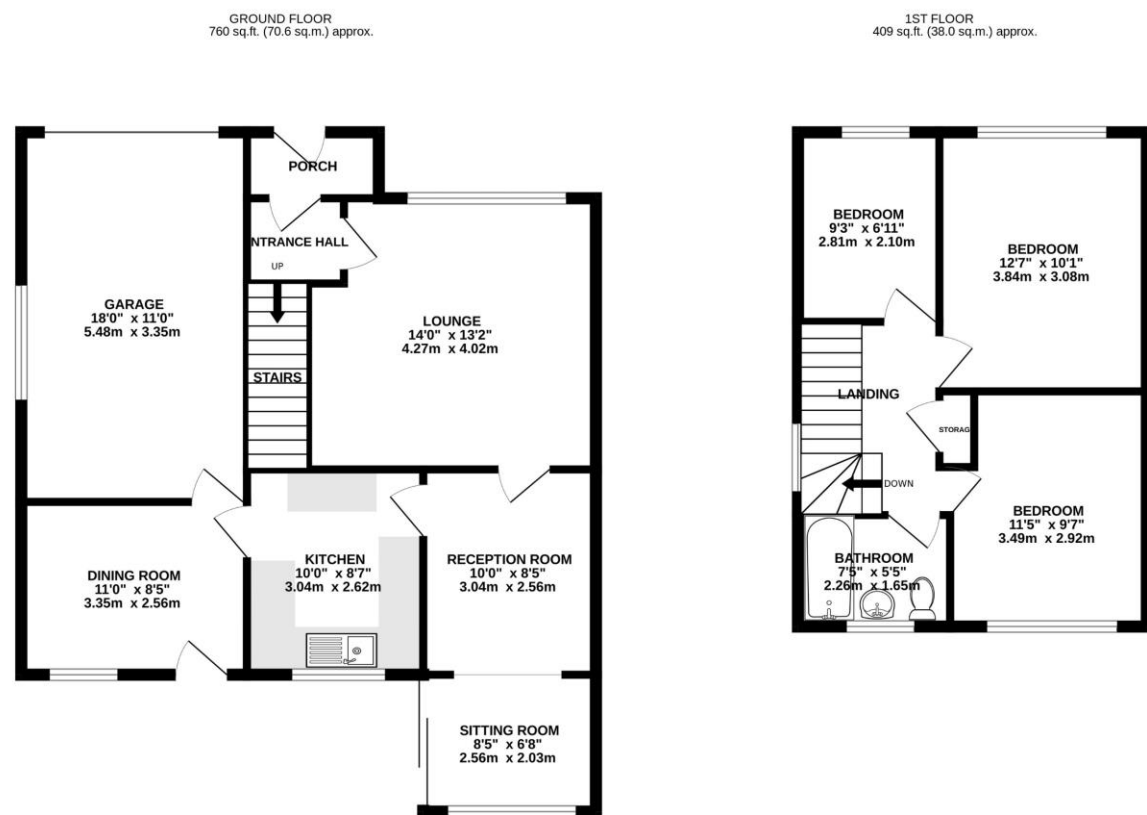
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1169 sq.ft. (108.6 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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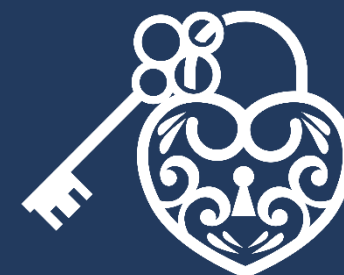
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Asking Price: £250,000

Millbank, Appley Bridge

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Situated on a sought-after corner plot in the charming village of Appley Bridge, this well-presented three-bedroom home boasts a larger-than-average garden, ample parking, and a versatile layout perfect for families or those seeking extra space.

The welcoming entrance hallway leads to a bright lounge at the front, featuring a part glazed door that opens into the second reception room. With patio doors leading to the garden, this versatile space is ideal as a family room, dining area, or playroom, offering seamless indoor-outdoor living. The fitted kitchen is open to the dining room, creating a sociable and practical space for family meals and entertaining. The dining area is generously sized, with ample room for a large dining table and additional seating. Upstairs, the spacious master bedroom at the front of the property offers ample space for storage and furnishings. The second bedroom is a good-sized double overlooking the rear garden, whilst the third bedroom is a large single, perfect for a child's room or home office. The family bathroom features a bath with an overhead shower, WC and wash hand basin, providing all the essentials with a modern touch.

The corner plot offers a larger garden than typically found in the area, providing extra outdoor space for gardening, play or relaxation. To the front, a green area with grass and mature trees creates a lovely, leafy outlook, enhancing the property's sense of privacy and space.

Nestled in the village of Appley Bridge, this home benefits from excellent local schools, a variety of amenities, and beautiful countryside walks right on the doorstep. Despite its tranquil setting, the property is just 10 minutes from the M6 motorway, offering easy access for commuting and travel.





