



TRACY PHILLIPS

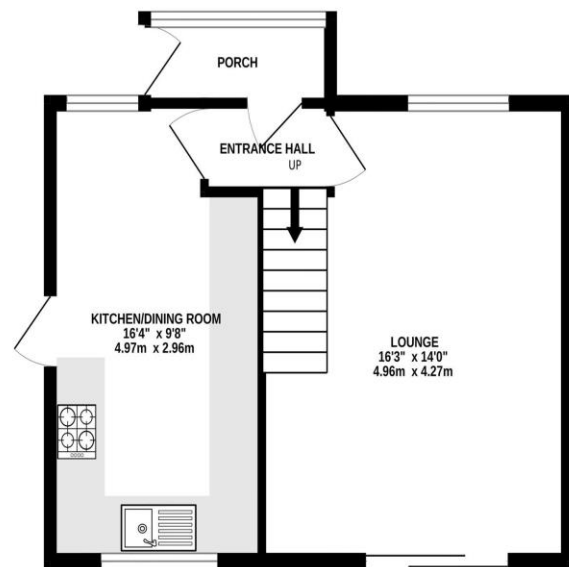
Estates



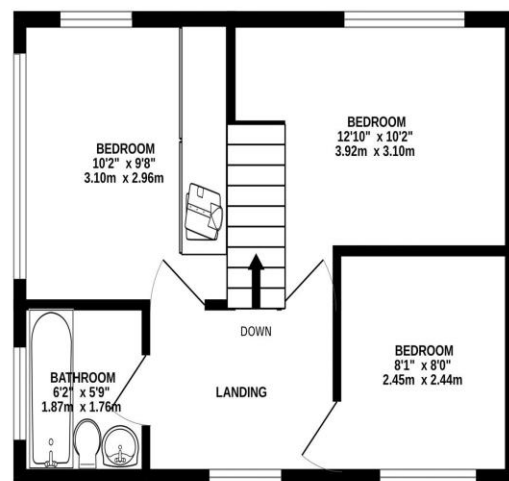
TRACY PHILLIPS

Estates

GROUND FLOOR
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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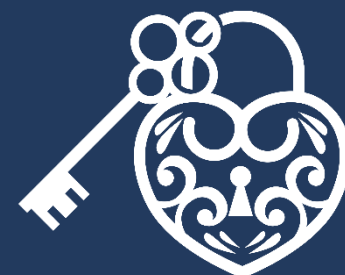
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Asking Price: £210,000

Birley Close, Appley Bridge, WN6 0JD

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Located in the popular village of Appley Bridge on not only this highly desirable estate but in a quiet off lying cul de sac, Birley Close is an attractive house in a very popular location. The village shops and sought-after primary school are within a short walk and the village offers easy access to both the motorway and railway network with the village even offering it's own train station and a five minute drive to the motorway junction (M6). The property itself is not only light and bright but has a thoughtful layout and has a driveway, gardens and converted garage which has created another room currently used as a hobby room, but would also be ideal for a home office.

The accommodation briefly comprises an entrance vestibule leading into the hallway which provides access into the open plan lounge featuring windows and sliding doors filling the room with natural light. The dining kitchen also features windows to three aspects and is fitted with a range of fitted units including eye level ovens, a gas hob and integrated fridge. There is a side access door leading out to the driveway. The first floor is positioned around a central landing which leads to three bright bedrooms, The main bedroom enjoys a range of fitted wardrobes with sliding mirrored doors. The family bathroom has recently been upgraded to include a 'P' shaped' bath with overhead rain head shower attachment, vanity wash hand basin and w.c and is finished with sleek gold furniture, lit vanity mirror and neutral tiling.

Externally the front garden is laid to lawn, with planted beds which edge the long driveway that leads to the converted garage. If needed the garage could easily be converted back but at present is a ideal hobby room or office with full electrics and a store area to the rear. The rear garden is well screened and private with lawns and a patio area.

Appley Bridge is a small, picturesque village nestled along the Leeds and Liverpool Canal, with lovely canal side walks not too far from Wigan and the larger shops and amenities. Fairy Glen is on its doorstep too – a local landmark woodland with waterfalls.

Viewings of this lovely home are now welcomed.





