



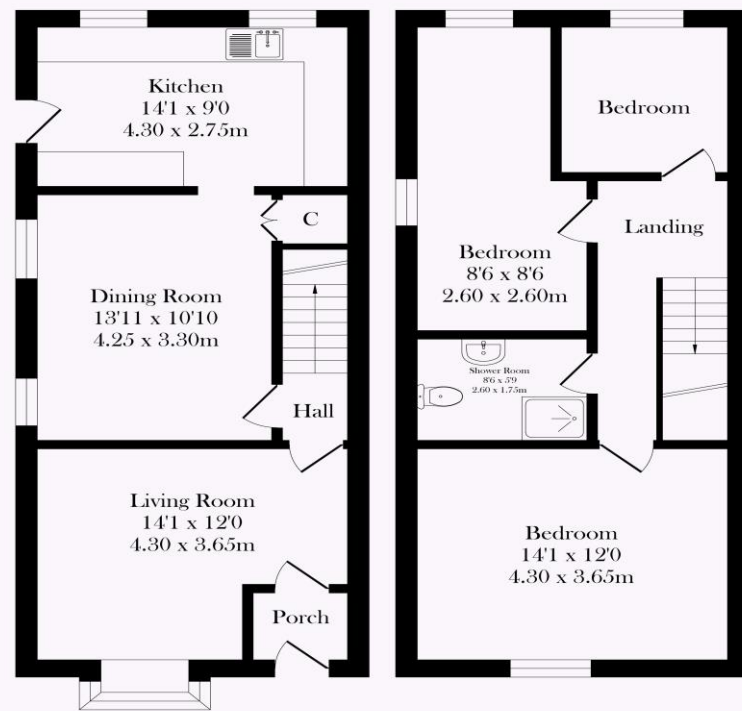
# TRACY PHILLIPS

## Estates



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Ground Floor  
Approx. Floor  
Area 47.7 Sq.M  
(513 Sq.Ft.)

First Floor  
Approx. Floor  
Area 47.0 Sq.M  
(506 Sq.Ft.)

**Total Approx. Floor Area 94.7 Sq.M. (1019 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.

TRACY PHILLIPS  
Estates

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



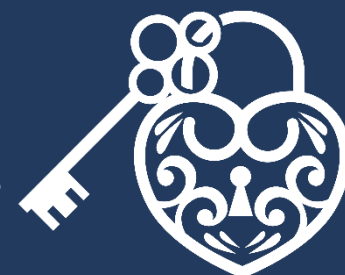
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Offers in Excess of £250,000

Appley Lane North, Appley Bridge, WN6 9AP



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Located on one of Appley Bridge's most sought-after lanes, this beautifully presented and extended semi-detached home offers charm, character, and modern comforts in equal measure. Meticulously cared for, the property is in excellent condition and benefits from a private, non-overlooked rear garden making it a perfect choice for families or professionals seeking peace and privacy.

Boasting approximately 1,019 sq ft of versatile living space, the accommodation briefly comprises of an entrance porch which is a welcoming entry point into the home and leads into the lounge which is a warm and inviting space featuring a wood-burning stove, ideal for cosy evenings. The dining room is beautifully appointed with dual aspect windows, a second fireplace with wood-burning stove, and ample space for entertaining and leads into the extended kitchen which is finished in a charming farmhouse style, the kitchen includes a range of wall and base units, electric hob, electric eye-level ovens, and space for additional appliances. Floor and wall tiling compliment the classic look. Upstairs, there are three well proportioned bedrooms with the main bedroom to the front is bathed in natural light and with bedrooms two and three to the rear enjoy views over the garden and beyond. A family bathroom is presented with a shower cubicle, wash hand basin and WC and built-in storage.

Externally, the home is equally impressive. The rear garden is not only mature but an absolute delight overlooking open fields to the rear. There is a block paved driveway to the side of the home and leading to a detached garage and the front garden is walled with mature planting. A Wisteria clad archway leads through to the rear garden which is a joy. Lawns, planted beds and a variety of planting feature within this lovely and spacious plot, bordered by farmland.

Appley Bridge is a delightful village known for its scenic canal-side and woodland walks, excellent transport links (motorway and rail), good schools, and a variety of local amenities. With both Wigan and Ormskirk nearby, the area strikes an ideal balance between countryside living and urban convenience.

This lovely home is in move-in-ready condition and viewings are highly recommended to appreciate everything it offers.









