



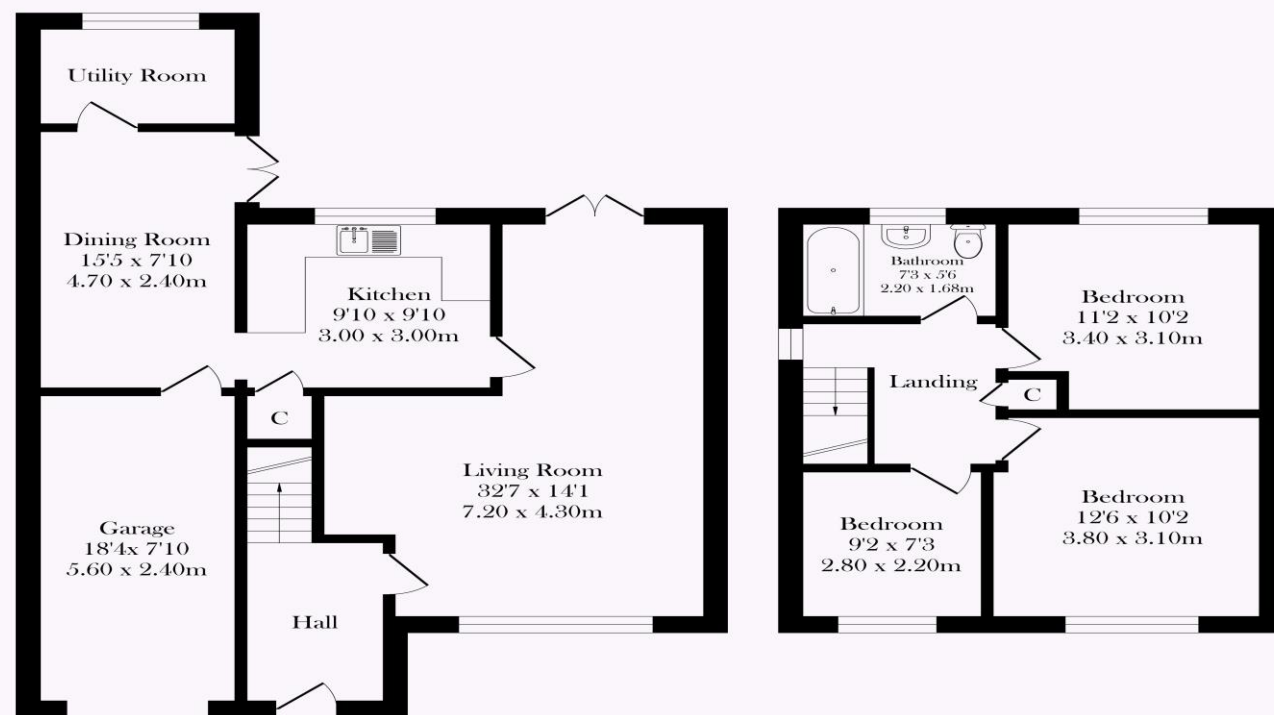
# TRACY PHILLIPS

## Estates



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Ground Floor  
Approx. Floor  
Area 74.0 Sq.M  
(797 Sq.Ft.)

First Floor  
Approx. Floor  
Area 45.5 Sq.M  
(436 Sq.Ft.)

**Total Approx. Floor Area 119.5 Sq.M. (1233 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



**01257 422228**

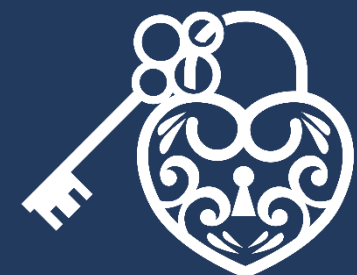
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**Asking Price: £240,000**

**Millbank, Appley Bridge, WN6 9LJ**

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This nicely presented three-bedroom semi-detached home is the ideal choice for families, offering spacious and well-balanced accommodation of over 1,233 sq ft. Set within this small but popular cul de sac in the lovely semi rural village of Appley Bridge, the property boasts a charming outlook over a peaceful green space, adding a unique and tranquil outlook to everyday living.

The ground floor features an open-plan lounge and dining area, creating a welcoming and versatile living space, with direct access into a beautiful and extended modern kitchen fitted with a stylish range of high-gloss units and integrated cooking appliances and French doors to the garden. From the dining area, another set of doors lead directly into the pretty terraced garden, ideal for outdoor dining and perfect for relaxing or entertaining. There is also an additional and very handy utility room which homes the properties laundry facilities.

Upstairs, the home offers three generously sized bedrooms and a well-appointed family bathroom which consists of a panelled bath with overhead shower, wash hand basin and w.c. Externally, there are gardens to the front and rear, a driveway providing off-road parking for several vehicles, and leading to an attached garage, offering excellent additional storage.

Located in the pretty village of Appley Bridge with canal side walks, excellent motorway and rail access, local shops and excellent schools this home is perfectly positioned for all of these facilities.

An internal viewing is highly recommended to fully appreciate all that this attractive property has to offer.









