



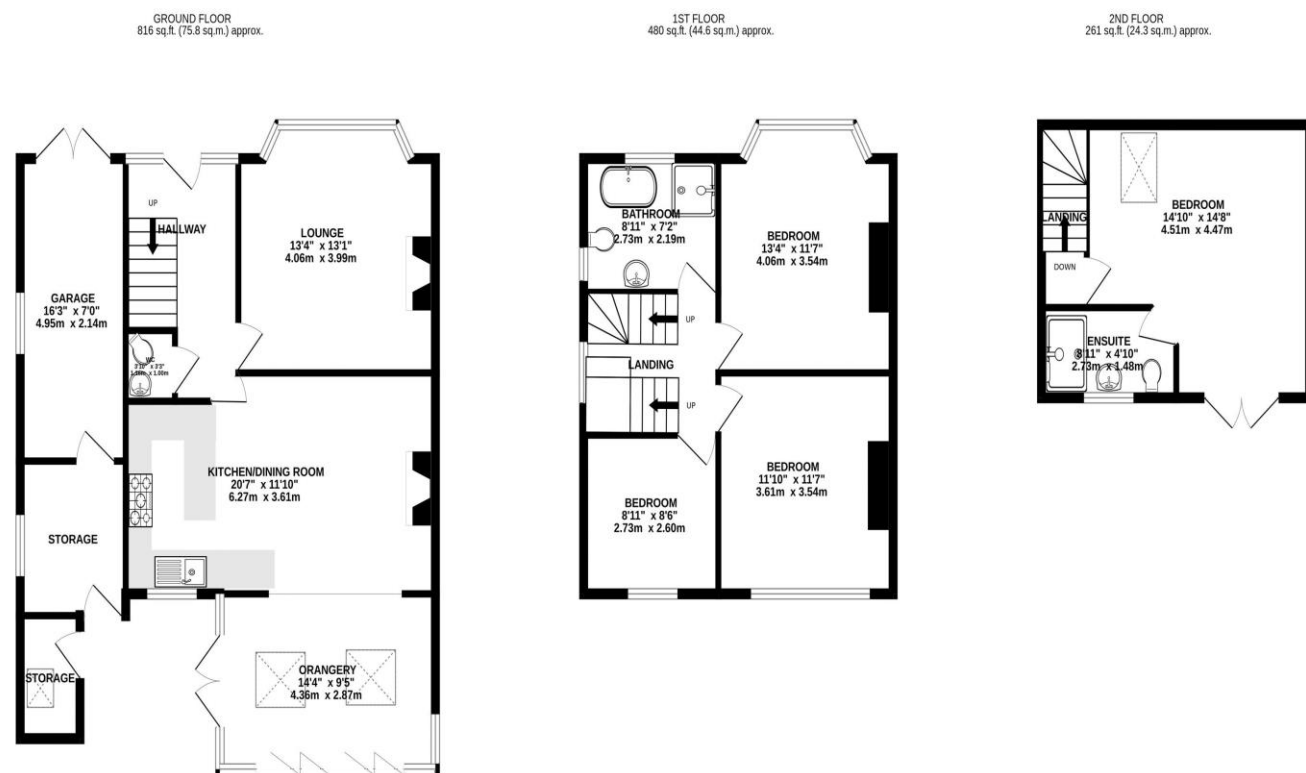
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1557 sq.ft. (144.7 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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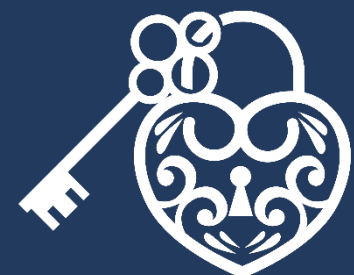
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Offers in Excess of £450,000

Appley Lane North, Appley Bridge,
WN6 9DX



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A Truly Stunning Semi-Detached Home with Breathtaking Views Towards Ashurst Beacon

Situated on the highly sought-after Appley Lane North, this beautifully presented and substantially extended semi-detached home enjoys one of the most enviable positions in the area – with uninterrupted, panoramic views across open fields towards Ashurst Beacon and glorious sunsets to the rear. From the moment you arrive, the property makes a lasting impression with its attractive exterior and generous block-paved driveway offering off-road parking for several vehicles, along with an attached garage. This is a home that must be viewed to fully appreciate its exceptional setting, high-end finish, and well-designed living space. Internally, the property has been extended to both the ground floor and loft, creating a spacious and versatile home that perfectly blends character features with contemporary style.

The entrance hallway is warm and welcoming, featuring a traditional staircase to the first floor. To the front, the cosy lounge provides a perfect retreat with a stunning log-burning stove, exposed beam, and a walk-in bay window adding natural light and charm. The heart of the home is the spectacular open-plan kitchen, dining, and family room to the rear – a space designed to make the most of the incredible outlook over the gardens and fields beyond. Fitted with exquisite Neptune cabinetry, this kitchen also features a Belfast sink, exposed brick wall and bespoke cabinetry, Velux rooflights, a breakfast peninsula, space for a range cooker, and a wall of windows that flood the room with natural light and showcase the spectacular views. A downstairs cloakroom completes the ground floor.

Upstairs, the first floor offers three beautifully presented bedrooms and a luxurious family bathroom. The bathroom is finished to a high standard and includes a four-piece suite comprising a freestanding bath, walk-in shower, wall-hung WC, and vanity wash basin, all enhanced by two windows and complementary tiling. The top floor is home to a truly impressive master suite. This space features a Juliet balcony that perfectly frames the breathtaking views, along with built-in fitted furniture and a stylish en suite shower room. The en suite includes a large walk-in shower, high-quality tiling, a vanity wash hand basin, and WC – creating a private, peaceful retreat.

Externally, the property continues to impress. The block-paved driveway to the front provides ample off-road parking and access to the attached garage. To the rear, the beautifully landscaped south-westerly facing garden is designed to take full advantage of the sunset views. A decked patio area leads down via steps to a well-maintained lawn and a pathway that draws the eye towards the open fields. There’s also a slate-roofed wood store and ambient external lighting that makes the garden just as enjoyable after dark.

Appley Bridge is a highly desirable village in West Lancashire, offering a rare combination of rural charm and commuter convenience. With train links via Appley Bridge Station, excellent motorway access, and lovely walks nearby including Fairy Glen and the Leeds-Liverpool Canal, it’s a perfect location for families and professionals alike. The area also benefits from excellent schools, a range of shops and local amenities, and a welcoming village community. This is a truly exceptional home, presented in turn-key condition, and enjoying one of the most spectacular outlooks you’re likely to find. Viewings are highly recommended.





