



TRACY PHILLIPS

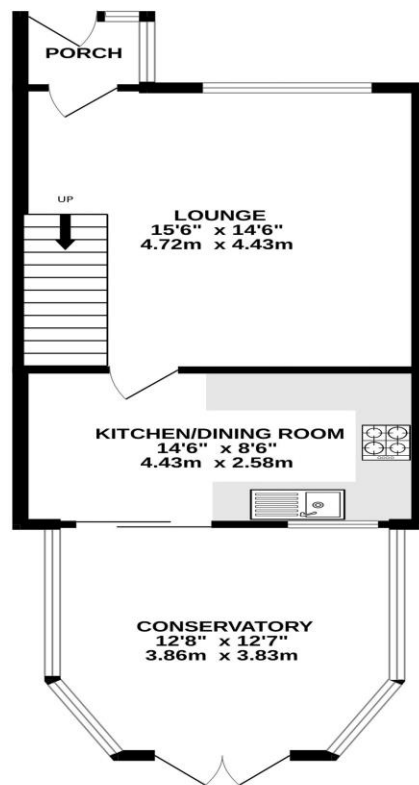
Estates



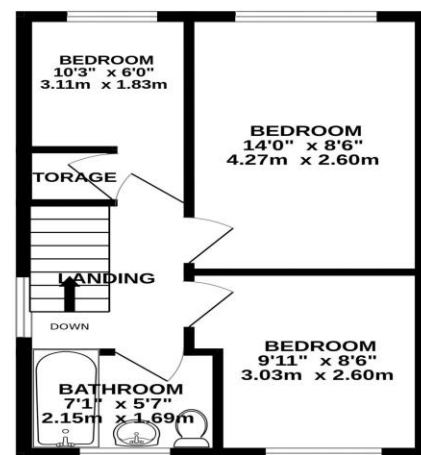
TRACY PHILLIPS

Estates

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C

86 B



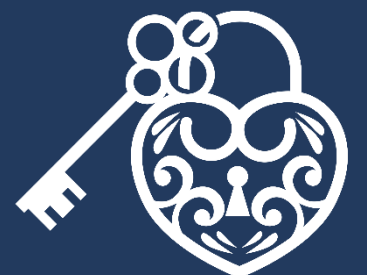
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Offers In The Region Of £250,000

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This well maintained three bedroom detached house is nestled on a sought after estate in the heart of Appley Bridge. With scenic local walks on the doorstep, excellent transport links including Appley Bridge train station just five minutes away, and easy access to junction 27 of the M6, the location is ideal for commuters and families alike. The area benefits from well regarded schools and a welcoming village community atmosphere.

Entering the property, you are welcomed by an entrance porch leading into a spacious, bright lounge featuring solid oak flooring and a central gas fireplace. The kitchen is fitted with a range of wall and base units, complete with a gas hob and oven, and offers the added convenience of an understairs storage cupboard. Patio doors open into a generously sized conservatory at the rear, ideal as a second reception room or dining space, with tiled flooring, a radiator, and views of the garden.

Upstairs, the home offers three bedrooms. The master bedroom at the front is a comfortable double with fitted wardrobes, while the second double bedroom overlooks the rear garden. The third bedroom, also positioned to the front, is a single room featuring a useful storage cupboard that houses the hot water cylinder. The family bathroom is well-appointed with a shower over the bath, WC, sink, and a heated towel rail.

Externally, the property has a low-maintenance tarmac front garden and driveway. The enclosed rear garden features a patio and lawn area, with gated access to both sides of the house and a large shed providing excellent storage. Additional benefits include full double glazing, a boiler with warranty until 2027, and vacant possession, making this home move-in ready.

This delightful property offers a fantastic opportunity for families, professionals, or anyone looking to settle in a well-connected and friendly location. With possibilities to extend (subject to the necessary planning permissions).

Early viewing is highly recommended.



