



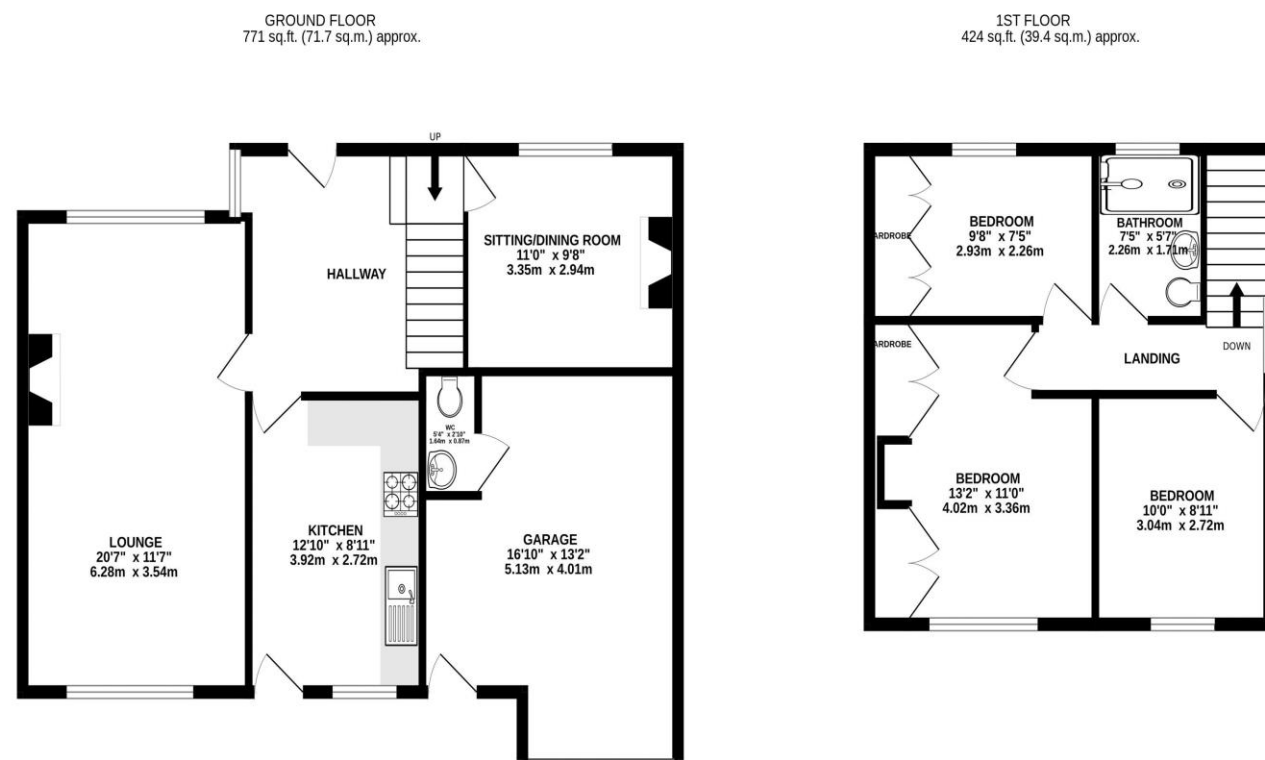
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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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		

Current: 71 C, Potential: 84 B



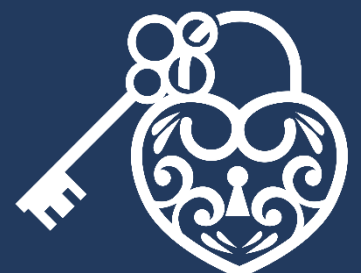
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Offers In Excess Of: £250,000

Greenslate Avenue, Appley Bridge, WN6 9LG



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Tucked away on the ever-popular Greenslate Avenue in the heart of Appley Bridge, this superb three-bedroom semi-detached home is now available with no onward chain. Offering generous living space, stylish interiors and landscaped gardens, it's an ideal choice for families looking for a move-in ready property in a sought-after location. Set within easy reach of the village centre, the home enjoys excellent access to everyday amenities, well-regarded schools for all ages and strong transport connections. With countryside walks nearby, Appley Bridge train station within walking distance, and the M6 motorway only a short drive away, it strikes the perfect balance between convenience and semi-rural living.

The property begins with a welcoming entrance hallway leading into a light and spacious lounge, which spans the length of the home and benefits from large windows at both ends. A separate dining room/snug provides flexible living space, while the modern fitted kitchen with breakfast area offers direct access to the integral garage and cloakroom WC.

Upstairs, there are three generous double bedrooms along with a contemporary family bathroom, all finished to a high standard.

Externally, the home enjoys a smart frontage with driveway and garage parking, while the landscaped rear garden creates a private and peaceful retreat, perfect for family life or entertaining.

This home offers the best of both worlds: a beautifully presented property in a welcoming village setting, ready for its next owners to move straight into.





