



Maria B Evans Estate Agents Limited

9 Skull House Lane, Appley Bridge, WN6 9DR

Offers in the region of £225,000



- Charming, two-bedroom semi-detached property
- Tiered, low-maintenance south-facing garden
- Cosy reception room with feature gas logs fire
- Kitchen-diner across the rear
- UPVC rear porch
- Two double bedrooms to the first floor
- Serviced by a three-piece family bathroom
- Warmed by gas central heating throughout
- Off-road driveway parking to the front for one vehicle
- Excellent commuter transport links close by

A wonderful opportunity has arisen to purchase this charming semi-detached home ideally located in the village of Appley Bridge. Surrounded by picturesque woodlands and canal-side walks whilst also having excellent commuter links with Appley Bridge train station close by (serving the Southport-Manchester line) and the M6 motorway- this property really does offer the best of both worlds! In short, the accommodation comprises of a welcoming reception room, a kitchen-diner with access to the rear porch- ideal for storing muddy boots and coats- two double bedrooms and a family bathroom.

Welcome home...

This delightful property is approached down a block paved driveway which provides off-road parking for one vehicle and continues down the side of the property to the rear garden, accessed through a side gate. To the side, the lawn area is complemented by attractive rockery features, planted with neatly maintained trees and shrubs with a mature hedge lining the boundaries to both sides.

Once inside the property, a small entrance space provides room for the removal of shoes and coats and is lit by a pendant light.



An oak door with glazed insets opens into the cosy reception room which features a gas log fire set in a granite surround with a hearth below and oak mantle above and a bay window to the front of the property. There is much space for the arrangement of furniture in this cosy space before progressing through an archway into the kitchen-diner.



Wine and dine...

This bright space enjoys a large bay window to the rear and window to the side, whilst also being lit by two pendant lights from above. The dining area is fitted with carpet, whilst the kitchen space is laid with a black tile flooring and comprises of white wall and base units with a black and grey marble-effect worktop and tiled upstand. Within the units the integrated appliances include plumbing for an automatic washing machine, a four-ring ceramic hob with extractor hood above and oven and grill below and a one-and-a-half bowl sink unit with etched drainer to the side. There is space for a refrigerator/freezer to one side whilst the units opposite extend to create breakfast bar seating for quick and easy meals.



From here, a UPVC rear porch provides space for further utilities and storage before opening out onto the rear garden.

Sweet dreams...

On the first floor, the master bedroom is located to the front of the property and is a spacious double room having fitted wardrobes with mirrored frontage to one wall and a television point.



Bedroom two is another double with a window overlooking the rear and is equipped with two integrated single wardrobes and a television point.



Completing the accommodation, the fully tiled family bathroom is fitted with a three-piece suite, to include a panel bath with electric shower over, pedestal wash hand basin and close coupled w.c. This is finished off with a heated towel rail, wall mounted vanity cabinet and opaque window facing the rear.

A patch of the world to call your own...

The rear garden is a fantastic outdoor space catering to both enthusiastic gardeners and those who prefer a low maintenance lifestyle. The first tier comprises of a block paved area, ideal for soaking up the sunshine and taking advantage of the gardens south-facing aspect, with a well-kept lawn to the side. Descending another tier, Indian sandstone flags offer more space for outdoor seating and entertainment. Timber fencing marks the boundaries, which are enhanced by bark chips and shale areas and a Keter garden shed provides space for garden tools. Whilst easy to care for, the garden offers ample opportunity for further planting, adding to the already well-established flowers and bushes.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 999 years

We are reliably informed that the Lease is £2 PA

We are reliably informed that the Lease Charge Renewal is N/A

The Local Authority is West Lancashire Borough Council

The EPC rating is D

The Council Tax Band is B

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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