

FOR SALE

95, Back Lane, Appley Bridge, WN6 9LE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



95, Back Lane, Appley Bridge, WN6 9LE

Wonderful semi-detached true bungalow with superb rear garden & lovely views.



- Stunning semi-detached bungalow
- Wonderful open plan design
- Impeccably presented throughout
- Lovely views
- 3 beds / 2 reception rooms
- Generous amount of floorspace
- Superb rear garden
- 1021 SQFT

Enviably positioned along the highly prized Back Lane, a wonderful semi-rural position that perfectly balances the convenience of being close to Appley Bridge's amenities, pubs & pretty canal sidewalks, plus motorway links - this substantial and impeccably presented semi-detached true bungalow totals a sizeable 1021 square feet of living space & simply must be viewed to be fully appreciated.

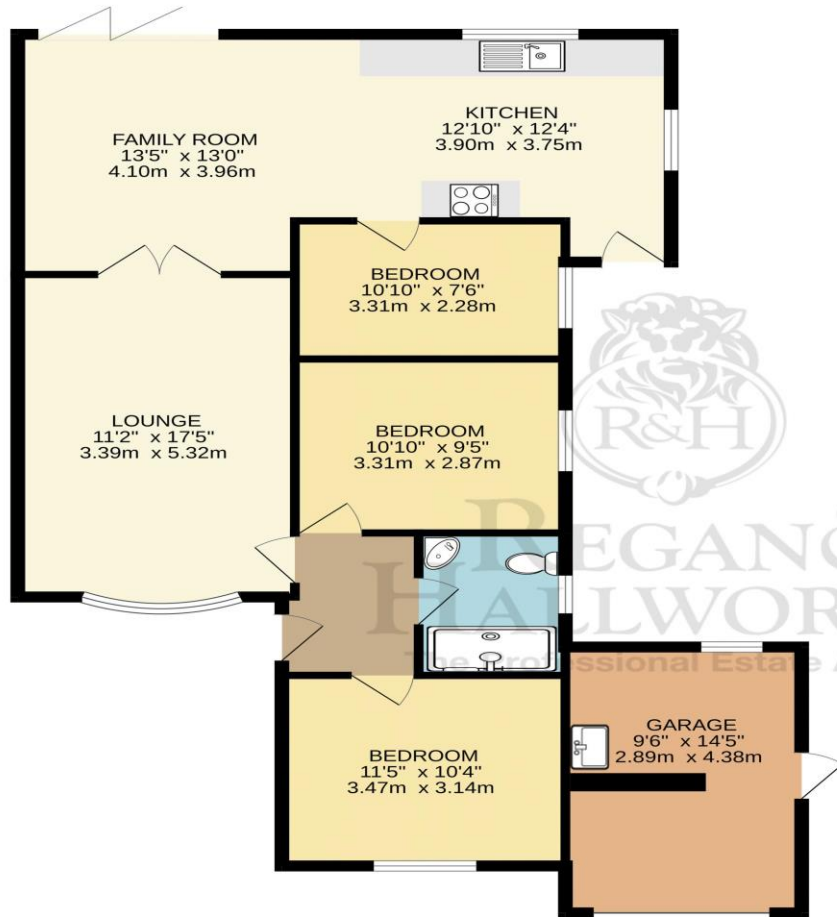
Both internally & externally the property has been significantly enhanced from its original design, with a full width rear extension creating a superior open plan living kitchen that should prove popular with modern buyers' tastes. In brief this immaculate bungalow comprises; an entrance hallway, off which are two double bedrooms (all three bedrooms here have fitted units) & a high spec principal shower room. The main living area provides an elegant lounge with feature fireplace & log burner plus solid oak French Doors that lead into the spacious open plan kitchen diner / living area at the rear. The kitchen itself is finished with a range of integrated appliances, breakfast bar with quartz worktops & a set of smart bi-folding doors that open out onto the garden. Just off the kitchen is access into the 3rd bedroom.

Externally, the plot here and setting couldn't be bettered - there are gardens to both the front and the rear, with the rear comprising an extensive Indian Stone patio area plus a generous lawn with timber pergola. The rear also faces south and therefore enjoys sun all day, plus there are lovely views to the side and rear. To the front is a large resin driveway plus access to an attached garage. Early viewings are absolutely essential to appreciate the quality of home on offer.





GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.





Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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