



TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



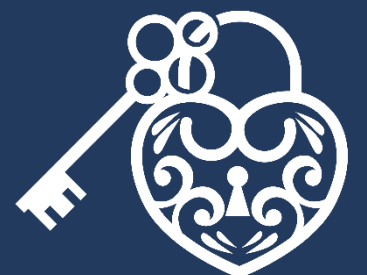
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Asking Price: £220,000

Appley Lane South, Appley Bridge, WN6 9AR



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

A beautifully presented two bedroom semi-detached home located on one of Appley Bridge’s most sought-after lanes. Lovingly maintained and in super condition, this extended property enjoys a private setting with no overlooking neighbours to the front or rear.

Offering approximately 1016 sq. ft of living space, the home opens with a welcoming porch and entrance hallway with stairs to the first floor. The lounge features a cosy wood-burning stove and flows into the extended, stylish kitchen. The kitchen area is fitted with timeless Shaker style cabinetry, wooden worktops, a Belfast sink, gas hob and and an electric oven. The room leads through into a light-filled sitting/dining room, with vaulted ceiling and French doors leading out to and overlooking the beautiful garden.

Upstairs, there are two well-proportioned bedrooms and a modern family bathroom complete with a bath and overhead shower, wash hand basin and WC, with with low maintenance uPVC cladding to the walls. The main bedroom enjoys views over an open space at the front, and has a secret access hidden away to a converted loft which would be ideal as a home office, dressing room or craft space, whilst bedroom two overlooks the garden and surrounding greenery.

Externally, the property continues to impress. The front garden features a flagged driveway behind wrought iron gates and mature planting. The rear garden is an absolute delight with a mix of flagged areas, a covered outdoor terrace, a pond and a storage shed. The gardens offer privacy, practicality, and beauty.

Situated in the picturesque village of Appley Bridge, the home is ideally located for canal and woodland walks, excellent schools, local amenities, and convenient transport links via road and rail.





