

FOR SALE

9, Highgate Crescent, Appley Bridge, WN6 9JE

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 9, Highgate Crescent, Appley Bridge, WN6 9JE

*Stunning detached family home with pleasant corner plot position.*



- Stunning detached family home
- Impeccably maintained throughout
- Prominent corner plot position
- Quiet, residential setting
- 4 bedrooms / 3 reception rooms
- Superb fitted kitchen & bathroom
- Landscaped gardens
- 1451 SQFT

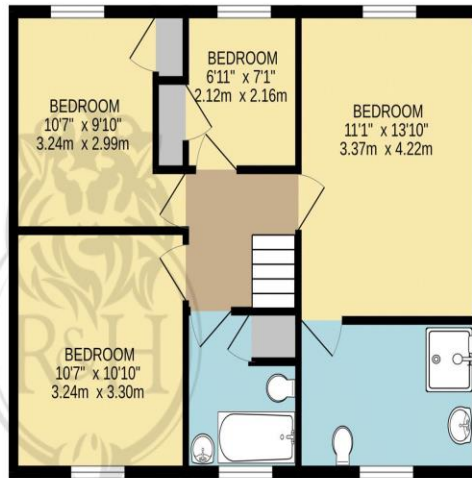
A beautifully extended and comprehensively remodelled four-bedroom detached family home, occupying a prominent corner plot in the highly desirable village of Appley Bridge. This impressive property has been transformed from its original design to now offer 1,451 square feet of stylish and highly versatile living accommodation, finished to a standard that will appeal to the modern family buyer. The home has also benefited from a series of tasteful enhancements in recent years, resulting in a turn-key residence ready for immediate occupation.

Set across two well-planned floors, the accommodation begins with a welcoming entrance hallway leading through to a large principal lounge, featuring a contemporary media wall and a striking herringbone style floor, which flows seamlessly through much of the ground floor. This in turn opens into a dining room & then through to a rear conservatory that enjoys pleasant garden aspects and floods the home with natural light. Further ground floor highlights include a spacious second reception room offering excellent flexibility, and a modern fitted kitchen complete with a comprehensive range of integrated appliances, designed to combine practicality with clean, modern aesthetics. To the first floor, there are four well-proportioned bedrooms, all benefiting from quality fitted furniture. The principal bedroom is served by a particularly impressive and generously sized en-suite, finished with full tiling and providing a real touch of luxury. A modern family bathroom suite completes the first-floor accommodation. Externally, the property occupies a prime corner position and enjoys beautifully landscaped gardens to all sides.

The rear garden has been designed for ease of maintenance, featuring a synthetic lawn, whilst resin pathways enhance the front and side elevations. A block-paved extended double driveway provides ample off-road parking and leads to a detached garage positioned to the rear. Situated in Appley Bridge, the property is ideally placed for the village train station, local shops, and well-regarded schools, all within comfortable walking distance. The area enjoys a semi-rural feel, surrounded by scenic countryside, canal walks, and an abundance of outdoor leisure opportunities. Early viewings are essential to fully appreciate the size, finish, and enviable location of this exceptional family home.







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TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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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