

FOR SALE

5, Canal Bank, Appley Bridge, WN6 9AW



REGAN & HALLWORTH
The Professional Estate & Letting Agents



5, Canal Bank, Appley Bridge, WN6 9AW

Exceptional three bed mid terrace cottage located along the canal in Appley Bridge



- Exceptional mid-cottage home
- Modern fitted kitchen with appliances
- Family bathroom and en-suite
- Close to schools and amenities
- Deceptively spacious accommodation
- Three good sized bedrooms
- Large gardens and driveway
- 952 SQ. FT.

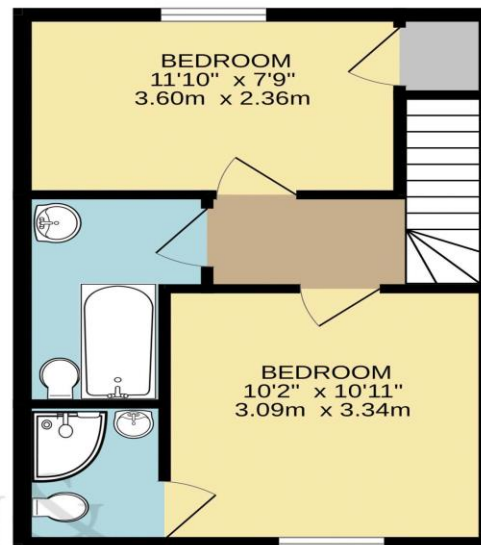
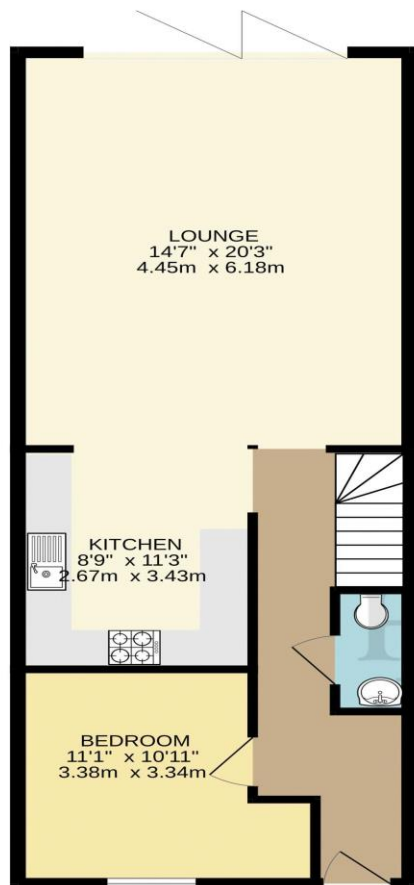
This is an exciting opportunity to buy a stunning period, three-bedroom mid-cottage property, idyllically situated along the banks of the Leeds and Liverpool Canal in Appley Bridge. The property boasts breathtaking scenery right from its doorstep, with tranquil canal views to the front and Lancashire's beautiful open countryside to the rear. Now also offered for sale with NO ONWARD CHAIN.

Internally, the property has been finished to an exceptionally high standard throughout, offering deceptively spacious accommodation set over two floors. It provides excellent access to a range of local amenities, well-regarded schools, and public transport links — including a nearby train station — while the M6 motorway network is just a short drive away. In brief, the ground floor accommodation comprises a welcoming entrance hallway, a versatile ground-floor bedroom/home office, and a contemporary cloakroom/WC. There is a stunning fitted kitchen offering a premium range of wall, base, and drawer units alongside integrated appliances, which flows into an amazing, formal open-plan lounge/dining room. This main living space features bi-folding doors that open out onto the patio, framing spectacular views over the countryside. Up on the first floor, there are two further excellent-sized double bedrooms — one to the front and one to the rear. The master bedroom benefits from a modern fitted en-suite shower room, and both are served by a stylish family bathroom suite.

Externally, the front of the property features a paved driveway providing convenient off-road parking. To the rear sits a beautiful, tiered outdoor space, starting with a raised patio area directly off the lounge — perfect for alfresco dining - with steps leading down to a large, private, and enclosed lawned garden with an additional patio area at the far end. Internal inspection is highly recommended to truly appreciate the property's size, immaculate finish, and unique, scenic location.







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TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

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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.

@reganhallworth

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www.reganandhallworth.com