



# TRACY PHILLIPS

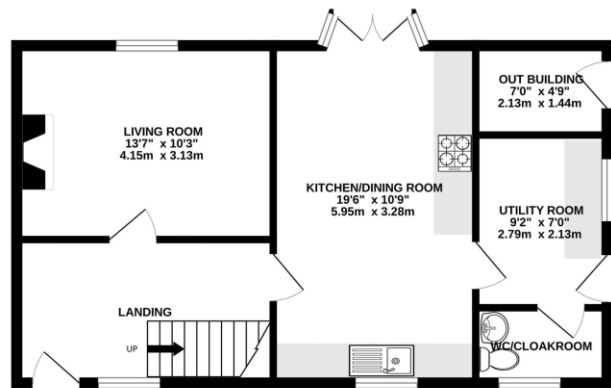
Estates



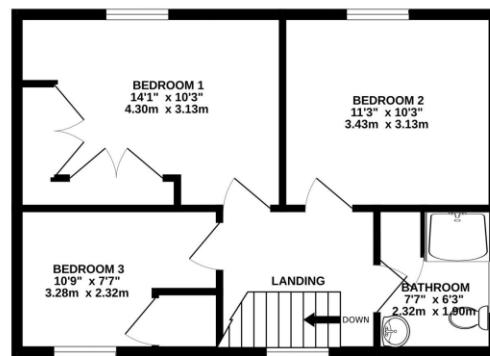
# TRACY PHILLIPS

Estates

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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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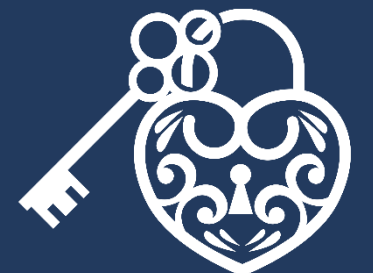
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Offers In Excess Of £250,000

Graham Avenue, Appley Bridge

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Having been lovingly maintained and improved over the last 20 years, this attractive home has benefited from extensive upgrades, including rendered walls removed and brickwork repointed, a new kitchen, cloakroom, windows, oak bannister, internal oak doors, and architraves.

To the front of the property is an attractive brick boundary wall, a beautiful tarmac driveway with cobble set edging.

A welcoming entrance hallway featuring an oak bannister, oak doors, and matching architraves. The lounge is a lovely size, with a window overlooking the rear garden, creating a bright and relaxing living space. The spacious dining kitchen is fitted with an attractive range of cupboards and drawers, incorporating a gas hob and oven, with ample space for dining. French doors open directly onto the rear garden, making it ideal for both family living and entertaining. The generous utility space is plumbed for a washing machine and dryer and benefits from a side door providing access to the garden. A newly fitted downstairs cloakroom features a WC, vanity sink unit, and heated towel rail.

To the first floor, the landing leads to a spacious principal bedroom with a range of built-in wardrobes. The second bedroom is a generous double, while the third is a good-sized single bedroom with useful storage over the stairs. The family bathroom is fitted with a shower over a corner bath, WC, and wash basin.

Externally, the rear garden is mainly laid to lawn with mature trees, creating a pleasant outdoor setting.

Ideally positioned for countryside walks, with access to Fairy Glen and the Leeds–Liverpool Canal on the doorstep. Appley Bridge train station is approximately five minutes away, and Junction 27 of the M6 provides excellent commuter links.

Viewing is highly recommended.





