

FOR SALE

Ranworth, 4, Finch Lane, Appley Bridge, WN6 9DT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Ranworth, 4, Finch Lane, Appley Bridge, WN6 9DT

A property full of potential, ideal for those seeking to design a bespoke home in a truly exceptional setting.

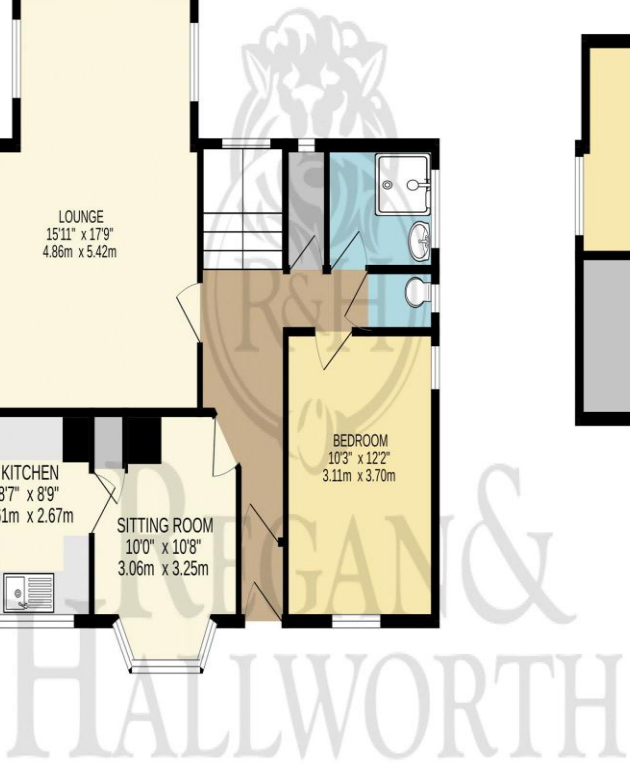
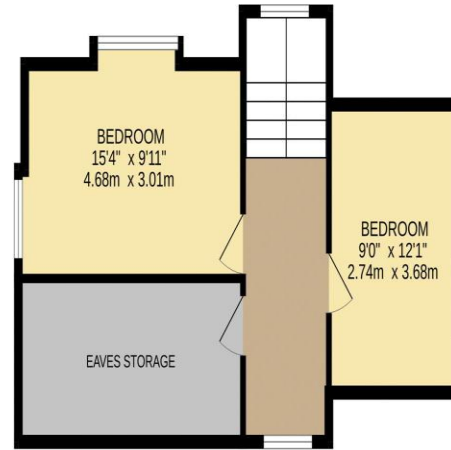
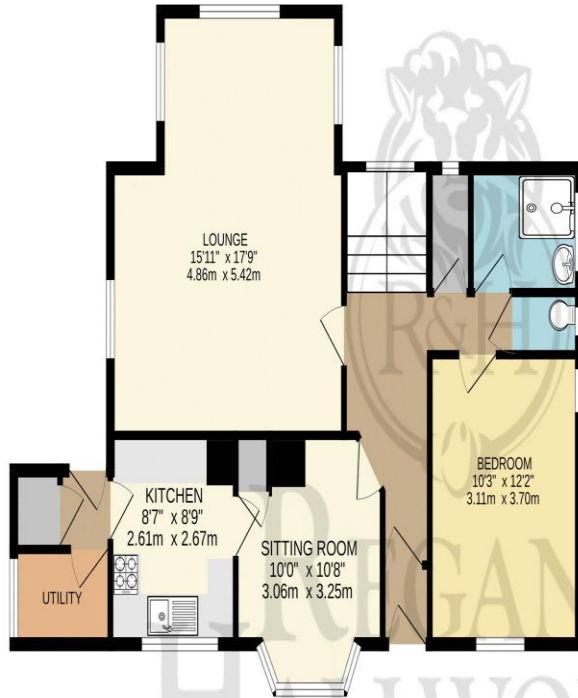


- Large plot with south-facing gardens
- Flexible layout offering lots of potential
- Scope to extend, refurbish or convert loft
- Peaceful setting close to amenities & transport
- Lovely open aspects to rear
- Ground floor bedroom with shower room
- Ample driveway parking and detached garage

Set along one of the area's most sought-after lanes, Ranworth, Finch Lane is an eye-catching home occupying a substantial plot with mature, south-facing gardens that enjoy far-reaching views across the surrounding landscape. Offered to the market for the very first time, this is a rare opportunity to acquire a home rich in potential, perfectly suited to those looking to create a bespoke residence in an exceptional setting. The property offers a versatile and well-proportioned layout arranged over two floors, ideal for evolving family life. A welcoming entrance hallway leads through to a generously extended main lounge, where a stunning walk-in bay window frames the garden and floods the space with natural light, creating a warm and inviting environment to relax and unwind. A separate sitting or morning room provides an additional reception space, flowing through to a fitted kitchen, with a useful utility room and store/larder enhancing everyday practicality. Unusually, the ground floor also benefits from a spacious double bedroom complete with a shower room and WC, offering excellent flexibility for guests, dependent relatives or single-level living if required. To the first floor there are two further well-sized bedrooms and loft space that presents scope for conversion, allowing buyers to further expand and tailor the home to their needs. Throughout, the property offers a wonderful blank canvas, with clear potential for refurbishment, extension or reconfiguration to create a truly outstanding family home. Externally, the appeal continues with mature gardens wrapping around the front, side and rear, providing privacy, established greenery and ideal spaces for outdoor entertaining or simply enjoying the peaceful surroundings. A driveway offers ample off-road parking and leads to a detached garage, adding further convenience and storage. The lifestyle on offer here is equally compelling. Despite its tranquil setting, the property is superbly positioned for access to a wide range of local amenities, reputable schools and excellent transport connections, including nearby train links and easy access to major motorway networks. For those who enjoy the outdoors, the picturesque Fairy Glen is just a short walk away, along with a variety of scenic trails and countryside walks right on the doorstep.







The Professional Estate Agents
TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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 OHL
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
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com