

FOR SALE

12, Shellingford Close, Appley Bridge, WN6 8DN



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Three bed detached true bungalow with wonderful corner plot

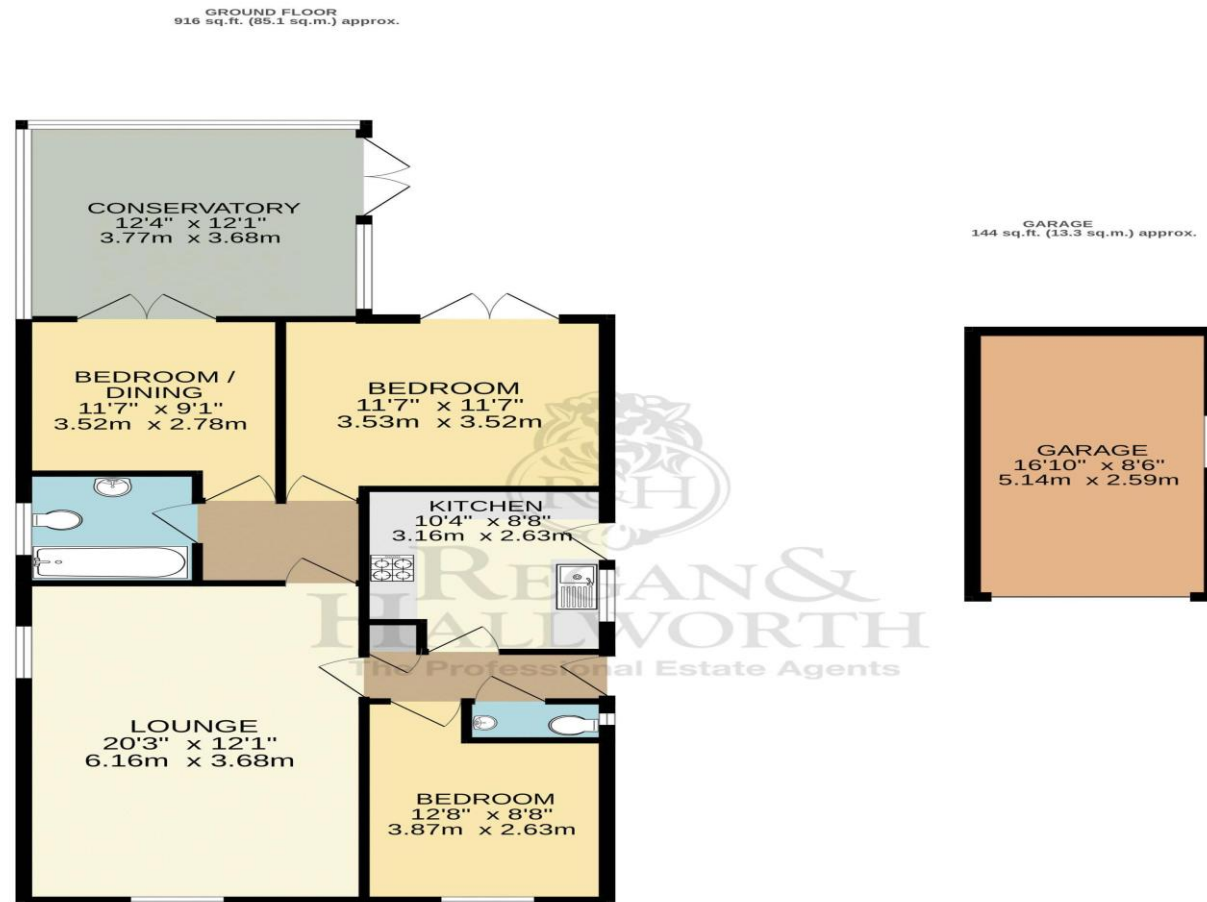


- Three-bedroom detached true bungalow
- Quiet cul-de-sac & generous corner plot
- Spacious 20ft+ lounge with bay window
- Large driveway & detached garage
- Highly sought-after semi-rural area
- Gorgeous recently upgraded mature gardens
- Bright conservatory overlooking the garden
- 1060 SQ.FT. / Freehold

Tucked away at the bottom of a lovely quiet cul-de-sac in the highly prized semi-rural village of Appley Bridge, this impressive three-bedroom detached true bungalow offers a wonderful combination of space, privacy and convenience. Occupying a particularly generous corner plot, with gorgeous recently upgraded gardens and a peaceful private rear setting, this is a home that will appeal equally to families looking for an affordable detached property and garden lovers or retired buyers seeking the convenience of single-storey living. The gardens are a real highlight. Recently undergoing extensive upgrading, the rear garden is now beautifully established and mature, creating a tranquil outdoor space that is perfect for relaxing, entertaining or simply enjoying the surroundings. The corner position also provides valuable additional space to the side and rear of the detached garage, with the existing driveway offering the opportunity for additional parking and a potential double drive, should the new owner wish to utilise this valuable extra space. Inside, the property has been immaculately maintained with new carpets, boiler and gas central heating system and offers well-proportioned accommodation with a lovely sense of space. The windows are fully double-glazed and are complemented by a generous double-glazed conservatory overlooking the garden. The welcoming entrance hall provides access to a useful cloaks cupboard and separate WC, together with bedroom two and the newly refurbished, quality fitted kitchen. The impressive lounge is particularly generous, measuring over 20ft in length, with a focal fireplace and attractive bay window creating a lovely principal living space. To the rear are two further bedrooms, including a well-appointed master bedroom with fitted bedroom furniture, alongside a tiled family-sized bathroom. The bright conservatory provides a lovely additional reception space and, with its outlook across the mature rear garden, is the perfect place to sit and enjoy the changing seasons. Appley Bridge offers a wonderful semi-rural lifestyle, with highly regarded local schools, village amenities, a railway station, canal-side walks and the much-loved Fairy Glen all close by. The nearby motorway network is also easily accessible, making the property particularly convenient for commuting.







TOTAL FLOOR AREA : 1060 sq.ft. (98.4 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 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.



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