

FOR SALE

18, Graham Avenue, Appley Bridge , WN6 9EA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



18, Graham Avenue, Appley Bridge , WN6 9EA

Exceptional semi-detached family home located along a quiet street in Appley Bridge.



- Exceptional extended family home
- Open plan kitchen / dining / family room
- Family bathroom and en-suite
- Close to schools and amenities
- Superb sized reception rooms
- Four excellent sized bedrooms
- Large gardens / driveway / storage
- 1422 SQ. FT.

This is a fantastic opportunity to purchase a stunning, extended four-bedroom semi-detached home on a quiet street in Appley Bridge. Beautifully finished throughout, Graham Avenue offers spacious, versatile accommodation arranged over two floors. Ideally suited to a growing family, the property is close to local amenities, public transport links, excellent country walks, and is just a short drive from Junction 27 of the M6 motorway network. The home provides just over 1,400 sq ft of flexible living space. In brief, it comprises an entrance hallway, a large formal lounge to the front with a feature brick chimney and log-burning stove, and an open-plan kitchen, dining, and family area. The kitchen includes a range of wall, base, and drawer units and leads into a fantastic orangery with doors opening onto the patio. Off the kitchen, there is access to a utility room and cloakroom/WC, as well as a door into the front section of the garage, which is ideal for storage. On the first floor, there are three excellent-sized double bedrooms, one with a modern en-suite shower room, a fourth large single bedroom, and a modern four-piece family bathroom comprising a WC, sink unit, separate shower, and contemporary bath. Externally, the property has striking kerb appeal, with rendered walls, a wooden country-style porch, and a farmyard-style gate providing access to the driveway and well-maintained front garden. To the rear is an extremely large, private, and secure garden, featuring a patio area with brick built pizza oven and barbecue, vegetable beds, a well-kept lawn, and a further block-paved patio area. Internal viewing is highly recommended to fully appreciate the size, finish, and outstanding location of this impressive home.







TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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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