

FOR SALE

26, Ferndale Drive, Appley Bridge, WN6 9BB

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



26, Ferndale Drive, Appley Bridge, WN6 9BB

Superb, detached family home with corner plot position & double detached garage.



- Superb, detached family home
- Highly prized modern development
- Generous corner plot position
- Available chain free
- 3 bedrooms / 1 reception room
- Contemporary kitchen diner
- Double detached garage
- 1076 SQFT

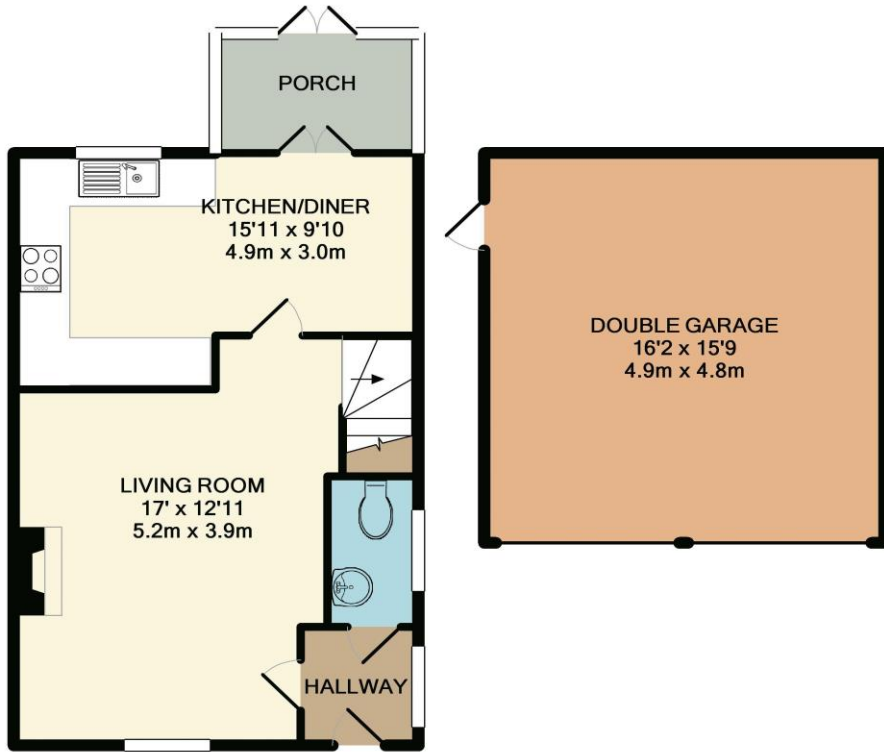
Enviably located on Ferndale Drive, a quiet & little-known modern development straight in the heart of Appley Bridge, close to the area's excellent schools and within walking distance of the pretty Leeds-Liverpool Canal plus a local train station - this superb, detached family home totals 1076 square feet of living space and simply must be viewed to be fully appreciated. Commanding a notably impressive corner plot position with a sunny, westerly rear aspect, what really helps set the property apart from the competition is its detached double garage. Often unusual for many four bed detached homes to benefit from a double detached garage, but for a modern 3 bed detached to have one is even more unique. The property itself is beautifully presented throughout, and the home would be ideal for a variety of potential clients, such as families seeking a lovely, modern home to any clients looking for a large workshop / potential to work from home / additional storage.

The home internally comprises; an entrance hallway with ground floor wc / cloaks, a spacious front lounge with solid oak flooring, plus a superb open plan kitchen diner that was installed just 5 years ago. The smart fitted kitchen itself boasts a range of quality integrated appliances, ample storage & a breakfast bar. Beyond the kitchen is a useful porch-style lean to. Upstairs there are three bedrooms with the master bedroom boasting a modern en-suite, plus there is a principal bathroom suite.

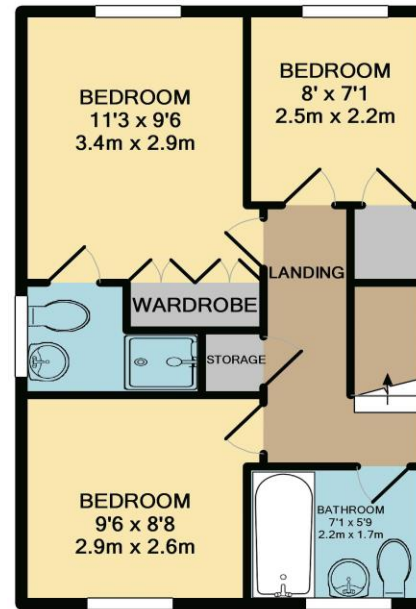
Externally, the home sits on a really impressive overall plot, with a private westerly facing garden. To the front is a large double driveway providing ample off road parking (another unique feature for Ferndale Drive) and the double garage. The property sits at the front of the close as therefore enjoys a prettier aspect than is normally found on modern estates. Early viewings are highly encouraged. No chain delay.







GROUND FLOOR
APPROX. FLOOR
AREA 685 SQ.FT.
(63.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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