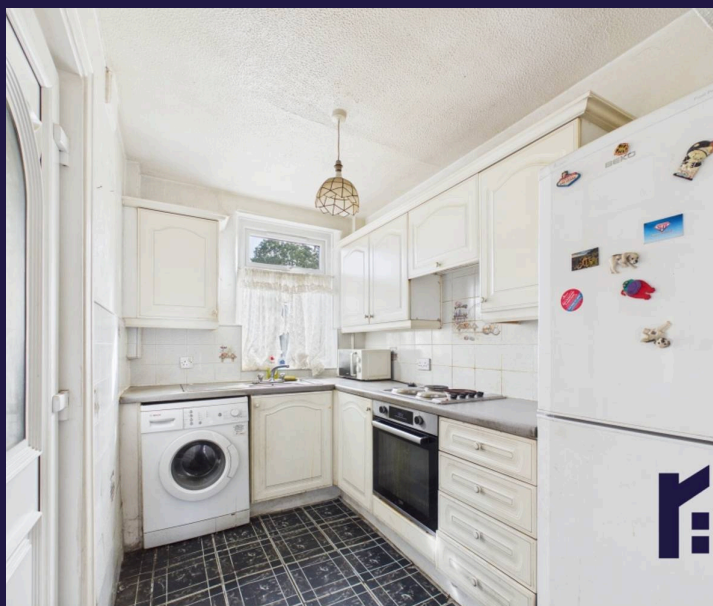


HOME  TRUTHS

Appley Lane North, Appley Bridge

WN6 9AQ





Offering an exciting opportunity for buyers looking to create a home to their own specification, this spacious three-bedroom property occupies a generous plot with excellent room sizes, substantial gardens and plenty of potential throughout. Stepping inside, the ground floor offers two particularly generous reception rooms, providing fantastic flexibility for both living and dining spaces. To the rear is the kitchen which offers a range of wall and base units, including a gas hob and oven, plumbing for a washing machine and space for a fridge/freezer. To the rear is an additional porch/storage area, currently providing useful space for tools and general storage, with access towards the rear of the property. Upstairs, the generous proportions continue with two excellent-sized double bedrooms alongside a smaller third bedroom, ideal as a child's bedroom, home office or dressing room. The accommodation is completed by a wet-room-style bathroom with shower and screen, WC and wash hand basin. Externally, the property sits on a particularly generous plot. To the front is a substantial garden alongside a driveway providing off-road parking. The rear garden is another real feature of the property, offering an excellent amount of outdoor space and considerable potential for landscaping and improvement. A number of useful outbuildings and storage structures are positioned throughout the garden, offering further flexibility for the new owner. The property also benefits from solar panels. This is a fantastic opportunity for someone looking for a project, with the generous room sizes, substantial plot and outside space providing an excellent starting point from which to create a wonderful home.

Offering an exciting opportunity for buyers looking to create a home to their own specification, this spacious three-bedroom property occupies a generous plot with excellent room sizes, substantial gardens and plenty of potential throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi detached property
- Potential to renovate
- Two reception rooms
- Good sized garden
- No upward chain



HOME  TRUTHS

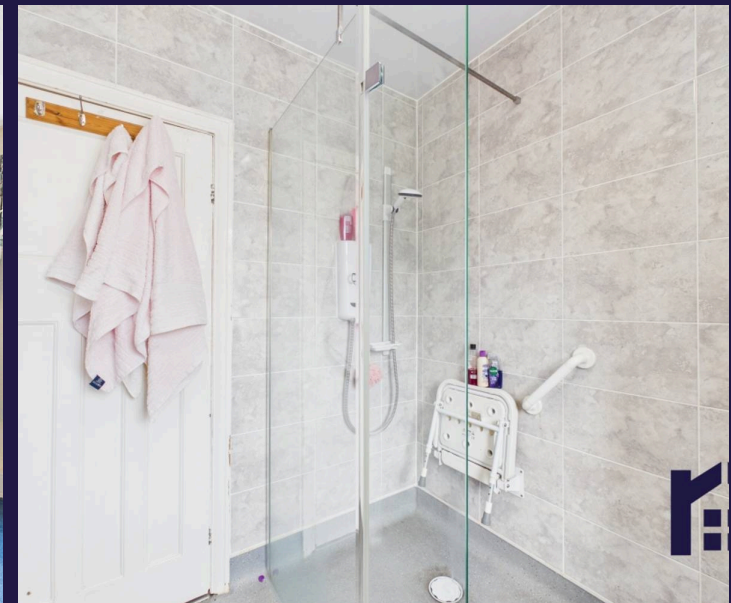
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Floor 1



Floor 2

Approximate total area⁽¹⁾

90.7 m²

974 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

