

21, Greaves Close, Appley Bridge, WN6 9JW



## 21, Greaves Close, Appley Bridge, WN6 9JW

*Superb semi-detached home located in a quiet cul-de-sac setting.*



- Beautiful semi-detached home
- Quiet cul-de-sac position
- Well presented throughout
- Sunny westerly rear aspect
- 3 bedrooms / 2 reception rooms
- Sought after Appley Bridge area
- Landscaped rear garden
- 1058 SQFT

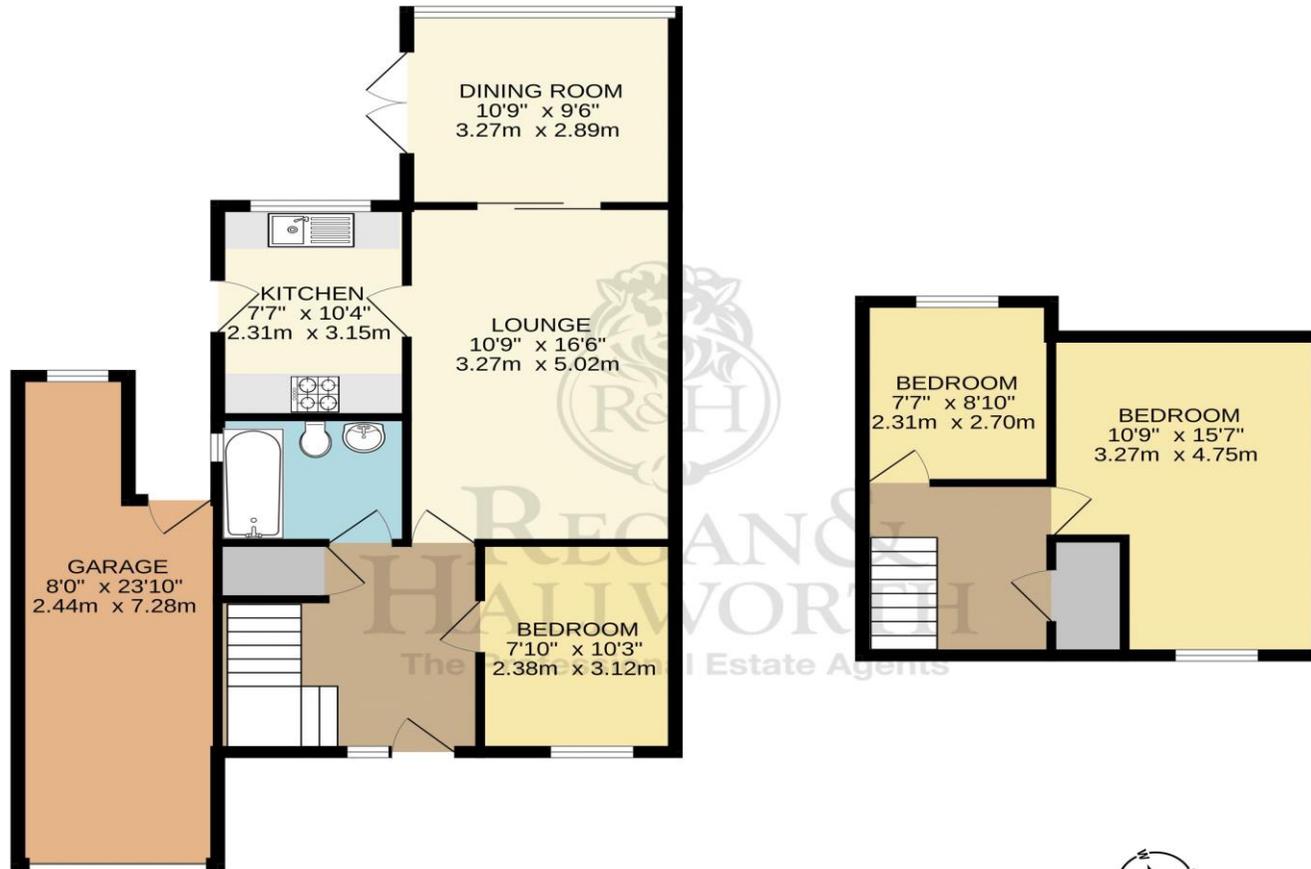
Enviably located toward the top of Greaves Close, a delightful little cul-de-sac which is enviably located in the pretty village of Appley Bridge - this well-appointed semi-detached home would be the ideal purchase for a range of clients, from young families moving up the ladder to anyone wishing to downsize into a particularly quiet & established residential setting.

Internally the home is set across two floors and totals a generous 1058 square feet of living space which in brief comprises; a welcoming & spacious entrance hallway, contemporary 3-piece family bathroom, a home office / ground floor bedroom, large main living room which leads into a rear dining room with smart insulated roof, Velux windows & French Doors that open out into the rear garden. There is also a modern fitted kitchen which could be easily knocked through to create a more contemporary open plan layout. Upstairs there are two good sized bedrooms.

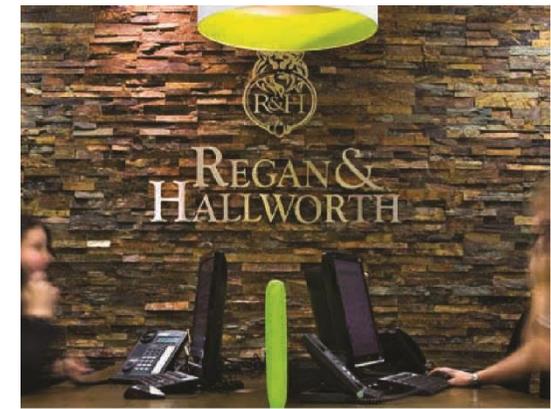
Externally there are gardens to the front and rear, with the rear being private & boasting a large porcelain tiled patio area plus because of the westerly aspect, it enjoys lots of late summer sun. To the front, the home enjoys excellent frontage with a spacious driveway which leads through to an attached garage. Locally the property is conveniently positioned within close proximity to Appley Bridge train station, whilst also only a stone's throw to picturesque canal-side walks which take clients to the village of Parbold and beyond. Local schools are excellent & the M6 motorway is a short drive away too. Early viewings are essential.







TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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**  
 4-6 Library Street, Wigan  
 Lancashire WN1 1NN  
 01942 205555  
 wigan@reganandhallworth.com

**STANDISH OFFICE**  
 8 High Street, Standish  
 Wigan WN6 0HL  
 01257 473727  
 standish@reganandhallworth.com

**PARBOLD OFFICE**  
 5-7 Station Road, Parbold Village  
 Lancashire WN8 7NU  
 01257 464644  
 parbold@reganandhallworth.com



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