

FOR SALE

53, Ash Close, Appley Bridge, WN6 9HU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



53, Ash Close, Appley Bridge, WN6 9HU

Smart, well presented starter home offered to the market with no chain delay.



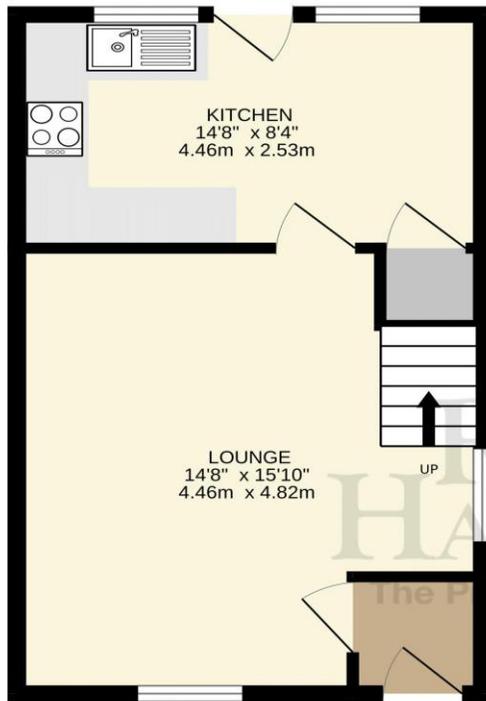
- Beautiful semi-detached home
- Superbly presented throughout
- Quiet residential cul-de-sac
- Available chain free
- 3 bedrooms / 1 reception room
- Ideal starter home
- Close to schools / train station
- 711 SQFT

Immaculately presented throughout & offered to the market with the added incentive of no chain delay - this smart, semi-detached family home is located on one of Appley Bridge's most popular streets & early inspection is essential. Ash Close itself is a lovely, quiet little cul-de-sac setting that rests conveniently close to the area's shops, amenities, highly acclaimed schools plus train station. Number 53 Ash Close is presented in a light, contemporary colour scheme, occupies a lovely landscaped plot & would be perfect for any first time buyers seeking a turn-key property they can simply move straight into. Over recent years, our client has improved the property considerably, with the result being home of genuine quality that in brief comprises; a hallway, stunning main lounge which leads into a rear, fitted kitchen diner which has access out onto the rear garden. Upstairs, the home provides three bedrooms plus a smart principal bathroom suite. Externally, the home rests on a larger than average plot, with a private rear enclosed garden has been landscaped with a low maintenance patio area, whilst to the front is a spacious & extended double concrete imprint driveway providing ample off road parking. Early viewings are essential on this superb starter home. No chain delay.

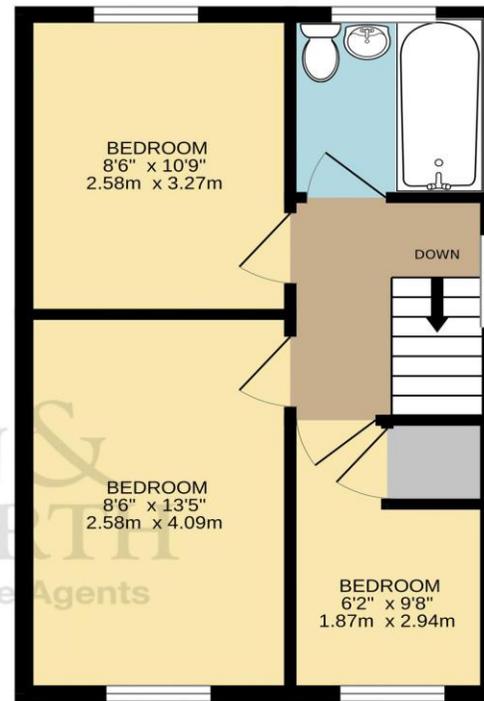




GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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