

FOR SALE

2, Appley Close, Appley Bridge, WN6 9HA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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A rare opportunity to acquire a detached family home with double garage in exclusive semi-rural location

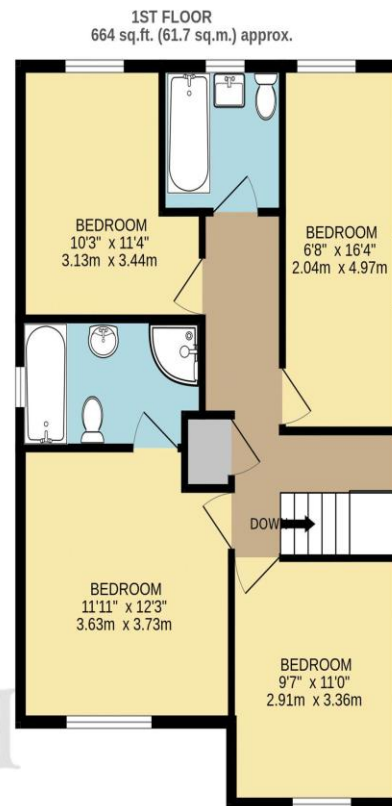
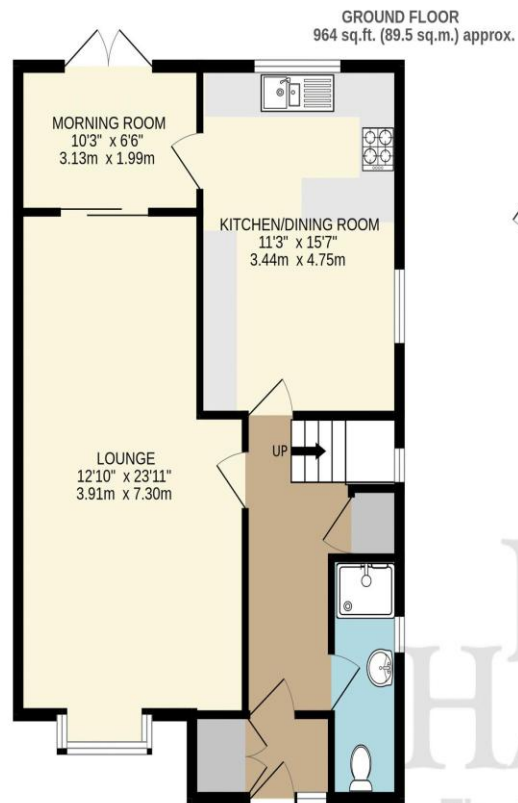


- Extended detached family home
- Detached double garage
- Semi-rural cul-de-sac setting
- Close to schools, countryside walks & M6 links
- Four spacious bedrooms
- Generous private gardens
- Freehold & No chain
- 1628 SQ.FT.

Tucked away in a highly sought-after semi-rural setting, this substantial detached family home offers generous living space, a double garage and a superb south-west facing garden. Nestled within a little-known and highly prized residential cul-de-sac right on the border of picturesque Wrightington, this impressive extended detached home presents a rare opportunity to acquire a property on one of the area's most established and tightly held developments. Homes here seldom come to the market, making this a genuine must-view opportunity for buyers seeking a long-term family home in an exceptional location. Enjoying an enviable position within this exclusive setting, the property combines generous proportions, practical family living and excellent convenience, all whilst being surrounded by some of West Lancashire's most attractive countryside. Residents benefit from immediate access to scenic canal-side and rural walks, whilst a host of everyday amenities, highly regarded schools, public transport links and the nearby train station are all within easy reach. For commuters, Junction 27 of the M6 motorway is just a short drive away, providing excellent connectivity throughout the North West. Internally, the home extends to over 1,600 square feet and offers a wonderfully balanced layout ideally suited to modern family life. A welcoming entrance hallway leads through to a superb 23ft principal lounge, a bright and spacious room perfect for both relaxing and entertaining. To the rear, the kitchen and dining room provide an excellent social hub for everyday living, whilst the adjoining morning room creates a versatile additional reception space, ideal as a family room, garden room or informal dining area overlooking the rear garden. A useful ground floor shower room completes the accommodation at this level. To the first floor, four well-proportioned bedrooms provide excellent family accommodation, served by two bathroom facilities, ensuring practicality for busy households. Externally, the property continues to impress. To the front there is ample off-road parking together with a substantial detached double garage. The enclosed rear garden enjoys excellent levels of privacy.







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TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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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