

**FOR SALE**

85, Back Lane, Appley Bridge, WN6 9LE

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

 ESTD  
1996



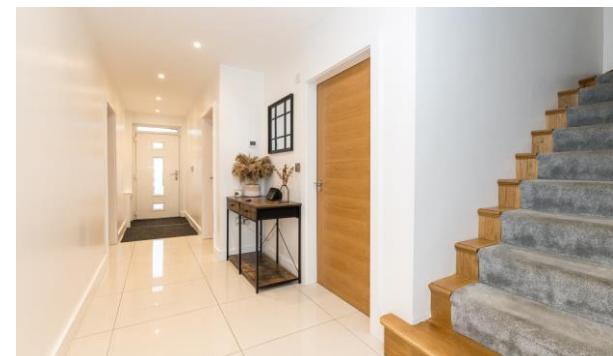
## 85, Back Lane, Appley Bridge, WN6 9LE

Exceptional 4/5 bed family home that maximises both style and functionality



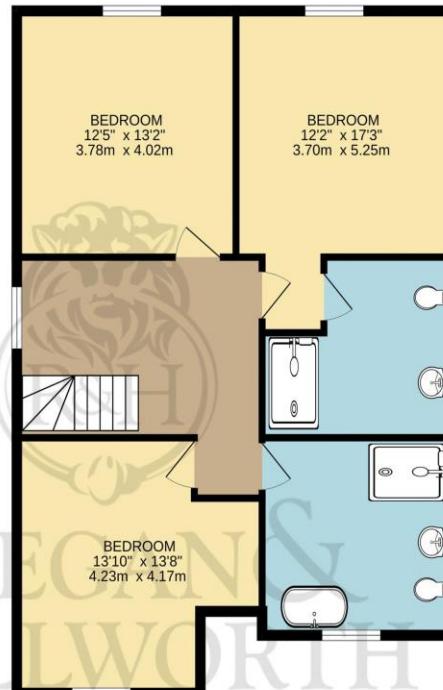
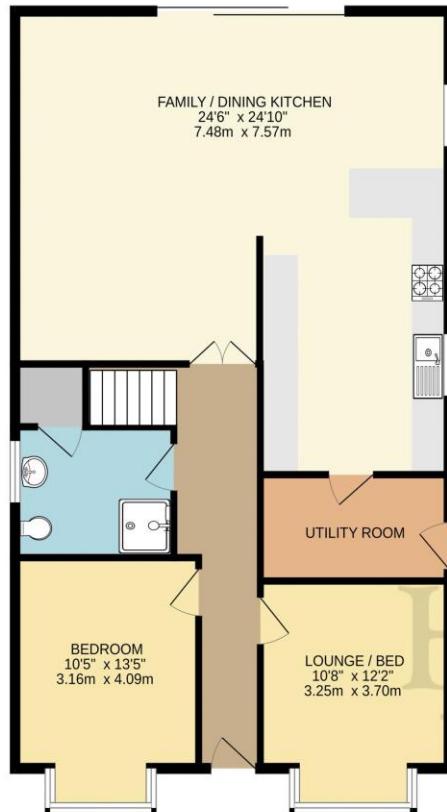
- Bespoke bungalow conversion
- Inspirational open plan living
- Large garage & ample parking
- Fully fitted kitchen & 3 bathrooms
- Versatile 4/5 bed accommodation
- Generous private gardens
- High quality contemporary finish
- 2064 SQ.FT. / Freehold / No chain

This bespoke bungalow conversion has been skilfully transformed by adding a custom designed double storey extension to rear and completely remodelling and upgrading the whole interior to create extra bedrooms, offices, and living space that maximising style and functionality. The whole house was stripped and newly renovated with high levels of insulation and a sleek contemporary finish to create a wonderful family home that will suit a wide range of buyers that also includes multi-generational families looking for a large versatile property that provides stunning open plan living at its heart plus two spacious rooms downstairs that can either be big bedrooms or extra separate living rooms. The house has been designed for wheelchair access with easy mobility throughout the ground floor. On entering the home, you're greeted by a bright and welcoming hallway that immediately sets the tone for the elegance found throughout. The ground floor comprises two large double bedrooms, a stunning contemporary bathroom, and a vast open-plan living space incorporating the kitchen, dining, and lounge areas. The kitchen is fitted with premium appliances, sleek cabinetry, and luxurious granite worktops, with a door leading through to a practical utility room, which in turn offers access to the side of the property. Doors from the main living area also lead out to the rear garden, creating a smooth connection between indoor and outdoor living. The first floor offers a spacious landing area leading to three further double bedrooms. The main bedroom benefits from a beautifully appointed en-suite, while a luxurious family bathroom serves the remaining two bedrooms. Every aspect of this home has been carefully designed and executed to an exceptional standard, with premium finishes, quality materials, and thoughtful touches throughout. This immaculate residence is a rare opportunity to acquire a turn-key home in a desirable location, offering a luxurious lifestyle both inside and out. Early viewing is highly recommended to fully appreciate the quality and space on offer.





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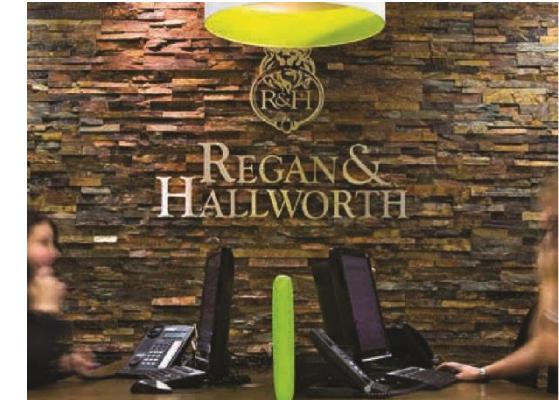
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**TOTAL FLOOR AREA : 2064 sq.ft. (191.7 sq.m.) approx.**

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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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