

FOR SALE

6, Ferndale Drive, Appley Bridge, WN6 9BB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



6, Ferndale Drive, Appley Bridge, WN6 9BB

Wonderful detached home offering in excess of 2000 SQFT with luxury landscaped garden.



- Luxury double fronted detached home
- Astonishing amount of floorspace
- Sleek, high spec en-suite
- Highly coveted cul-de-sac setting
- 5 bedrooms across 3 floors
- Stunning loft conversion master suite
- Inspiring landscaped gardens
- 2025 SQFT

Sitting on an impressive corner plot & set within a small exclusive development in the highly prized semi-rural village of Appley Bridge - this stunning and substantial modern detached home totals an astonishing 2025 square feet of smart, stylish living space that demands a much closer inspection. There is much to admire with this unique family home; interestingly only one of this particular style was built on Ferndale Drive, and over the years, our clients have made significant improvements to create an exceptional, family friendly living space. Originally built as a four bed, the property has had a full width, professional loft conversion, which has created a sizeable master bedroom on the top floor with Velux windows, plus an immaculate en-suite bathroom with contemporary free standing bath. Furthermore, the entire kitchen was overhauled and cleverly remodelled, with the resulting kitchen diner a wonderful, open plan space, finished with the highest quality appliances and fittings. In brief the ground floor offers a main hallway & ground floor wc, with a front study, dining room / lounge, & a large rear second lounge with French Doors leading onto the garden. The kitchen has low spot lighting, with the worktops all quality granite, and a range of smart, integrated appliances made by Neff. Upstairs there are four bedrooms, three of which are doubles. The original master bedroom has its own en-suite shower room, plus there is the 4 piece family bathroom. The top floor boasts the fantastic master suite which in total is over 30ft in width & has the luxury en-suite too. Externally, the home has a generous corner plot, with gardens on three sides. Our clients have recently overhauled the garden too, creating a stunning space that is finished with various beautiful porcelain flagged patio areas, contemporary fencing with inset lighting plus raised beds. To the front is an extended driveway which leads to a detached garage. Locally, Ferndale Drive has the convenience of Appley Bridge and its shops, amenities and schools all on its doorstep. The train station which has direct links to Manchester & Southport, plus picturesque canal side walks all only a short walk away. Viewings essential.







TOTAL FLOOR AREA : 2025 sq.ft. (188.2 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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