



TRACY PHILLIPS

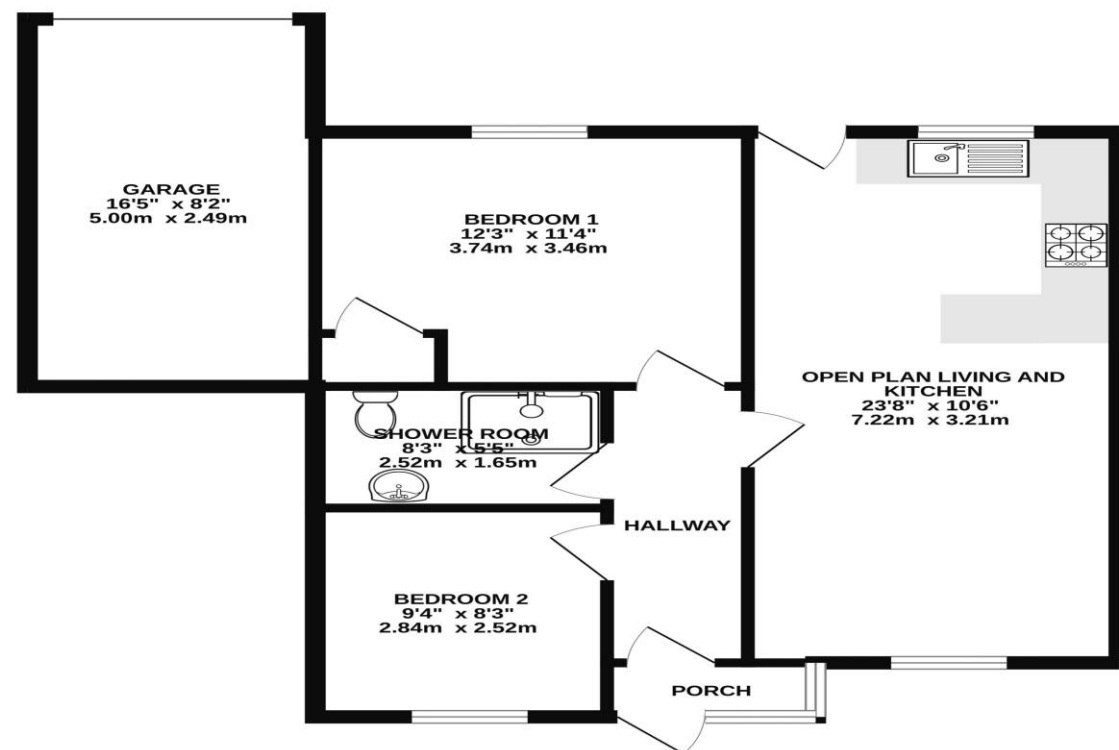
Estates



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GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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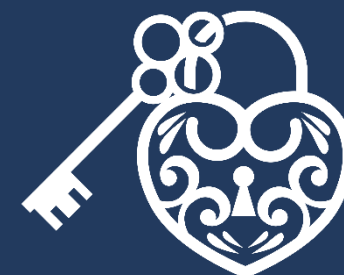
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Asking Price £225,000

Greenslate Avenue, Appley Bridge,
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Rarely do properties of this calibre come to the market, and even more rarely do you find a true bungalow presented in such immaculate, move-in-ready condition. This charming home is a real credit to the current owners, who have clearly taken great care to create a stylish, comfortable and beautifully maintained property.

Situated along a peaceful residential street, the thoughtfully arranged accommodation begins with a welcoming entrance hallway, providing access to the principal rooms and creating an inviting first impression. At the heart of the home is the impressive open-plan lounge, dining and kitchen space. Bright and spacious, the room enjoys dual aspects, creating a wonderful sense of light and openness. The beautifully appointed contemporary kitchen features a stylish range of gloss wall and base units, complemented by a breakfast peninsula, gas hob, integrated electric oven and integrated washing machine. Open-plan access into the lounge and dining area makes this a superb space for both everyday living and entertaining. The family bathroom is finished to a high standard and features a classic white suite, including a large walk-in shower, vanity-style wash hand basin and WC. Complementary feature tiling provides a clean, contemporary finish. There are two well-proportioned bedrooms, with the principal bedroom positioned to the rear of the property and the second bedroom enjoying a pleasant outlook over the attractive front garden. Both rooms offer excellent flexibility for bedrooms, guest accommodation or a home office.

Externally, the property occupies a generous plot and benefits from a private driveway providing ample off-road parking and continuing to the attached garage. The garage offers excellent additional storage and benefits from both power and lighting. The front garden is particularly generous and is predominantly laid to lawn, creating an attractive approach to the home. To the rear, the secure and private garden has been thoughtfully designed for easy maintenance, with a large flagged area providing an ideal space for outdoor seating and entertaining. Attractive planting adds colour and interest while creating a peaceful and private setting in which to relax and enjoy the sunshine. The property is ideally positioned within an established and highly desirable residential area, within easy walking distance of Appley Bridge village. The village offers a fantastic range of amenities including local shops, pubs and a railway station, while excellent motorway connections make commuting further afield particularly convenient. The surrounding area also offers an abundance of scenic countryside and canalside walks. This exceptional true bungalow combines immaculate presentation, stylish contemporary living, generous gardens and an enviable village location.

