

FOR SALE

77, Herons Wharf, Appley Bridge, WN6 9ET

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

 ESTD
1996



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Stunning executive four bed family home in prestigious setting next to canal



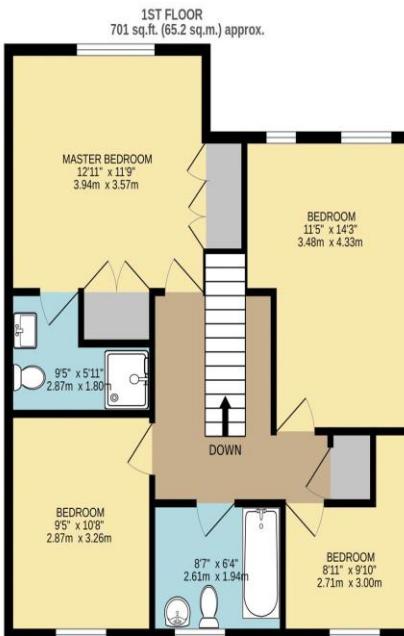
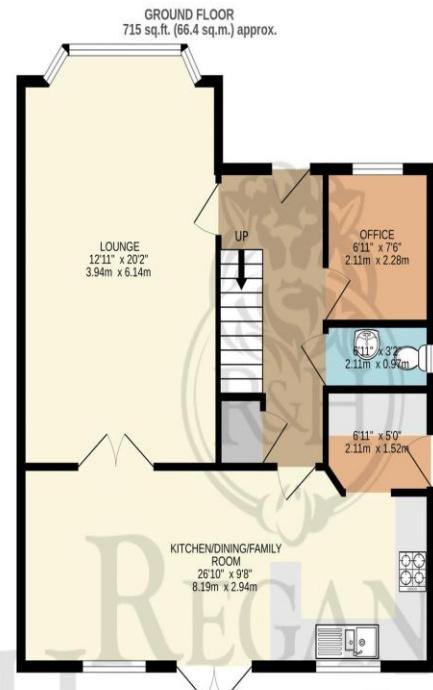
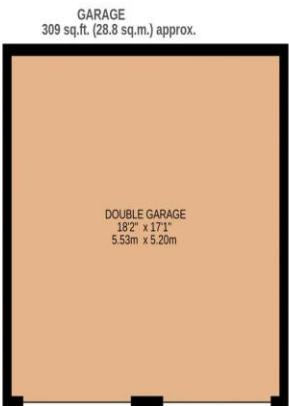
- Exceptional executive detached home
- Four bedrooms / Ensuite to master
- Driveway & double garage
- Close to train station & canal
- Superior location with open views
- Stylish open plan living-dining-kitchen
- Generous landscaped rear garden
- 1725 SQ.FT.

Enviablely positioned at the end of Herons Wharf, this remarkable residence occupies one of the development's most prestigious setting within a small selection of executive homes. Set on a substantial plot, it offers both exclusivity and privacy, with ample parking for up to six vehicles, a detached double garage, and a beautifully landscaped rear garden. From the front, the property enjoys uninterrupted, picture-perfect views across the Leeds-Liverpool Canal and the surrounding greenbelt countryside, creating an idyllic backdrop that is simply breathtaking. This exceptional detached family home extends to an impressive 1,725 sq. ft. of beautifully appointed living space, thoughtfully designed for contemporary family life. The welcoming entrance hallway introduces the home, complete with a cloakroom/WC and a dedicated study, ideal for remote working. The elegant main lounge provides a refined space for relaxation, while the heart of the home lies within the remodelled open-plan kitchen, dining, and family area. Designed with entertaining in mind, this space combines style and practicality, boasting a breakfast bar and high-quality integrated appliances. French doors open directly to the garden patio, offering a seamless flow between indoor and outdoor living. A separate utility room provides further convenience. The first floor continues the sense of space and comfort, featuring four well-proportioned bedrooms. The principal suite benefits from fitted wardrobes and a luxurious en-suite shower room, while the modern family bathroom serves the additional bedrooms. Two of the front bedrooms command spectacular panoramic views over the canal and countryside, with sunsets that provide an ever-changing, picturesque outlook. Externally, the property is equally impressive. To the rear, a private garden has been expertly landscaped to combine practicality with style, featuring a paved patio, a quality decked terrace that enjoys the afternoon and evening sun, and a neatly maintained lawn. To the front, a double-width driveway accommodates multiple vehicles and provides access to the detached double garage. Blending the very best of modern family living with the tranquillity of a rural setting, this home offers a rare opportunity to enjoy space, style, and stunning surroundings in one of the area's most desirable addresses.





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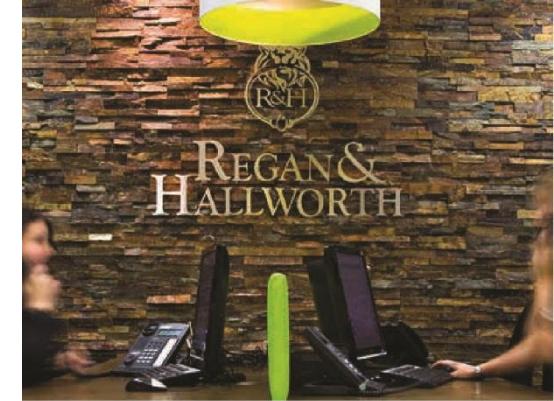
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TOTAL FLOOR AREA : 1725 sq.ft. (160.3 sq.m.) approx.

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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