



## Appley Lane North, Appley Bridge, Wigan

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented and extended three bedroom detached home, ideally situated in the highly sought-after village of Appley Bridge, Lancashire. This charming property offers a perfect blend of modern living and versatile space, making it an excellent choice for families seeking both comfort and practicality. The home enjoys a peaceful residential setting whilst still benefiting from excellent nearby amenities, including well-regarded schools, local shops, and scenic countryside walks. Appley Bridge train station is within easy reach, providing direct links to Wigan and Manchester, while the nearby M6 motorway offers convenient access to surrounding towns and cities such as Wigan, Chorley and Preston.

Upon entering the home, you are welcomed by an entrance hall with space for coats and shoes, leading through into a spacious reception hall where the staircase and convenient WC are located. From here, you'll find the generous front lounge, beautifully finished and centred around a striking multi-fuel burner, creating a warm and inviting space for relaxing evenings. To the rear, the property opens into a stunning open plan kitchen/breakfast room forming part of the extension, flooded with natural light from the impressive lantern ceiling. The kitchen features a range of integrated appliances, a pantry corner cupboard, and a central island with breakfast bar, perfect for both everyday living and entertaining. French doors provide seamless access to the garden. Additionally, there is a versatile cinema room which could easily serve as a games room or home office, with access through to a practical utility room.

Moving to the first floor, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from ample fitted wardrobe space, while the second bedroom enjoys dual aspect windows, allowing for plenty of natural light throughout the day. The accommodation is complemented by a modern two-piece family bathroom with an over-the-bath shower, as well as a separate WC for added convenience.

Externally, the property offers a driveway to the front providing off-road parking for up to three vehicles, leading to an integrated garage which is insulated and currently utilised as a workshop, offering further flexibility. To the rear, you'll find a private and secluded paved garden, designed for low maintenance and ideal for outdoor dining or relaxing in the warmer months. This is a superb, move-in ready home offering versatile living space in a desirable location, perfect for growing families.













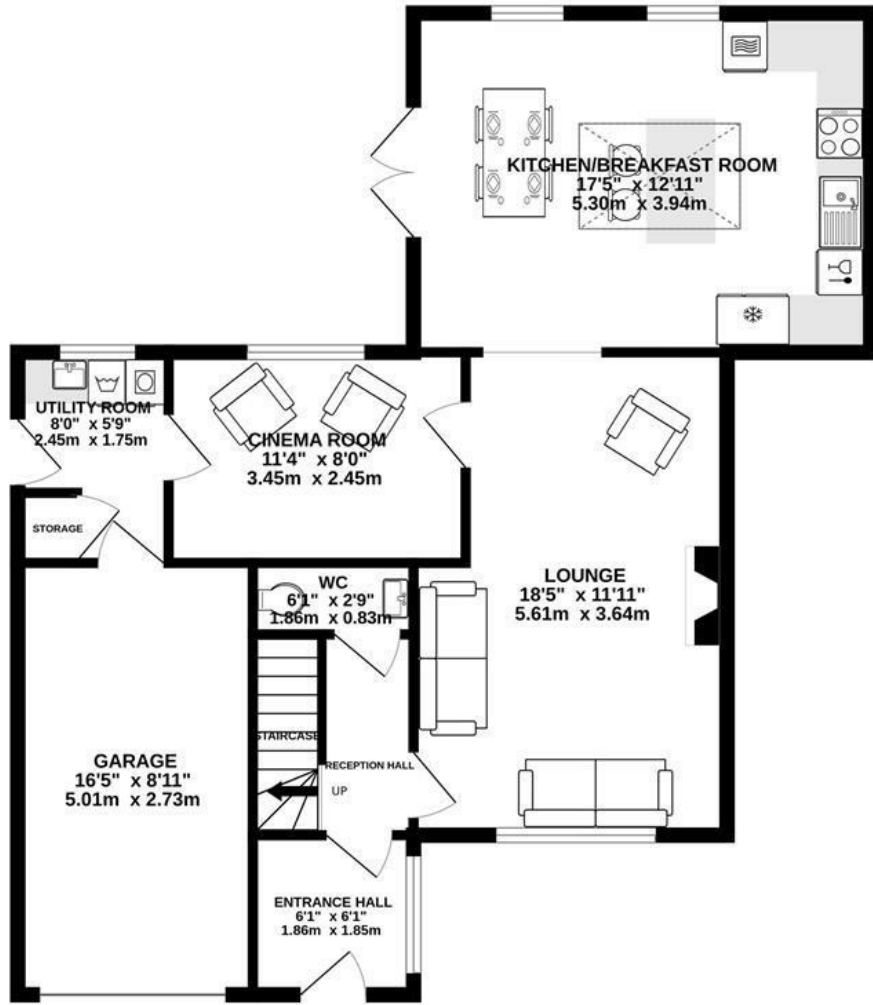




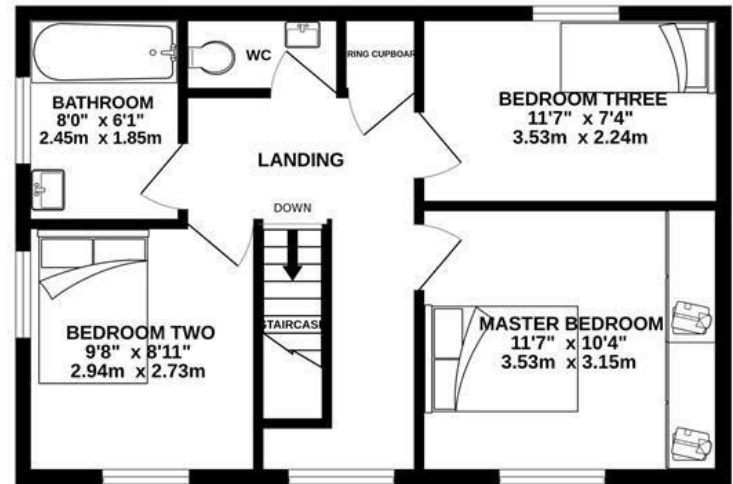




GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.

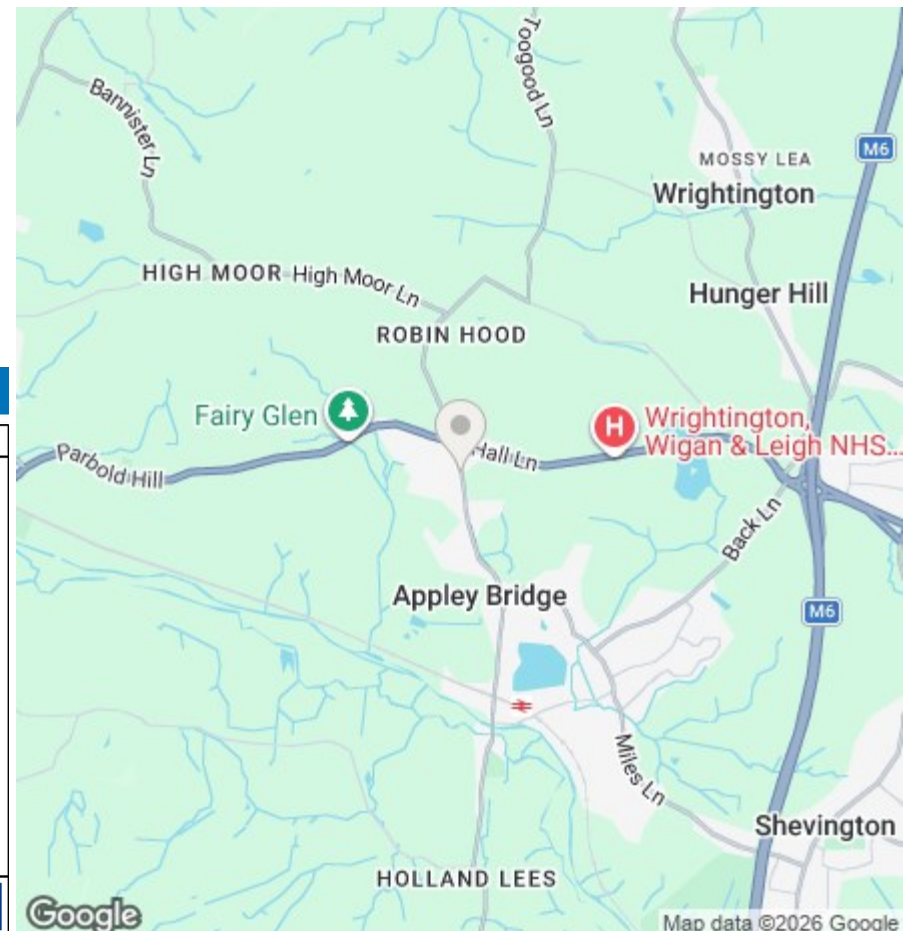


TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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