



# TRACY PHILLIPS

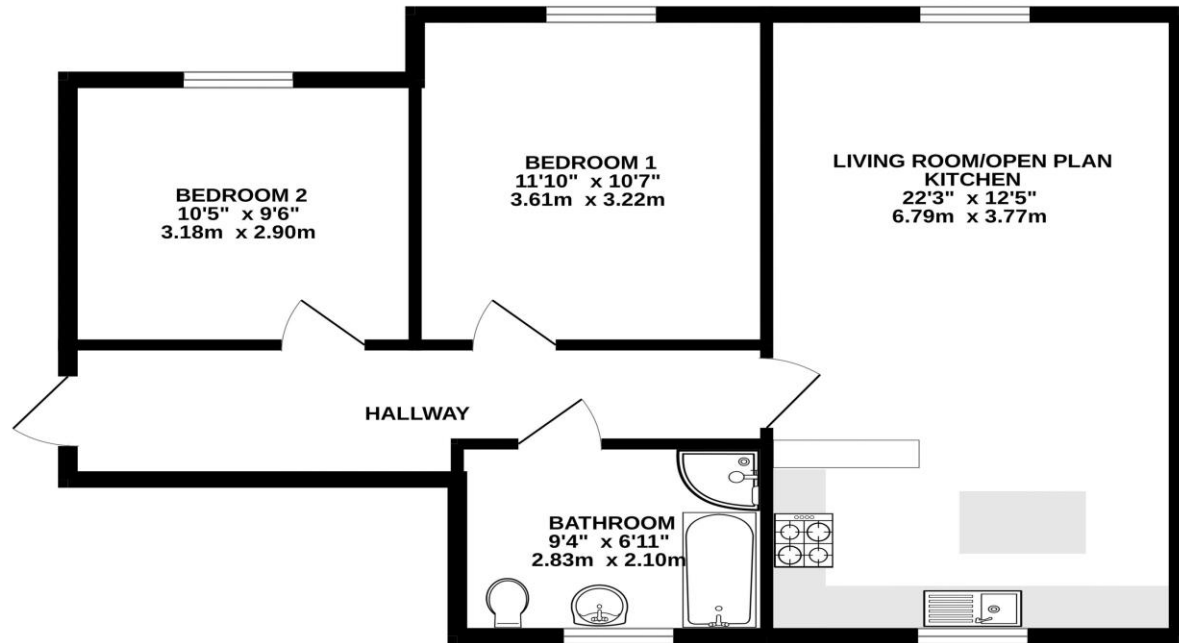
## Estates



# TRACY PHILLIPS

## Estates

GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



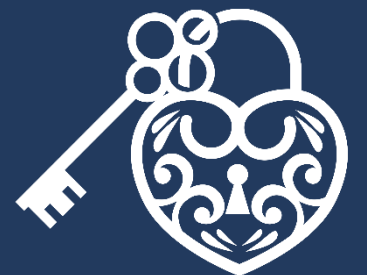
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Offers Over £160,000

Herons Wharf, Appley Bridge, Wigan  
WN6 9ET



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This beautifully presented first-floor, two-bedroom apartment offers waterside living at its finest, perfectly positioned along the banks of the Leeds and Liverpool Canal and offered at an attractive price. Located in the charming West Lancashire village of Appley Bridge, the property is ideal for commuters thanks to excellent rail and motorway connections, while still enjoying a tranquil setting surrounded by picturesque countryside. The canal towpath is just moments from the doorstep, providing easy access to scenic walks and peaceful surroundings. Set within a sought-after modern development, the apartment enjoys an enviable position with views across the canal, passing narrowboats, and open fields beyond.

Accessed via a secure communal entrance with an intercom system, the property opens into a private hallway leading to all principal rooms. The lounge is bright and inviting, filled with natural light and designed to make the most of the stunning views. It flows seamlessly into a generous kitchen and dining area, creating a sociable open-plan space. The kitchen is newly fitted with a stylish range of grey wall and base units, complemented by integrated appliances including an oven, hob, extractor hood, fridge, and washing machine. A central island provides the perfect spot for dining and entertaining.

Both bedrooms are well-proportioned. The bathroom is finished to a modern standard and includes a four-piece suite with a separate shower cubicle.

Additional benefits include double glazing, gas central heating, and allocated parking.

Offered with no onward chain, this appealing home is likely to attract a wide range of buyers, from first-time purchasers and downsizers to buy-to-let investors.

Early viewing is highly recommended.



Nearby canal



