

FOR SALE

34, Herons Wharf, Appley Bridge, WN6 9ET



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Exceptional two bed first floor apartment located on a canal side development



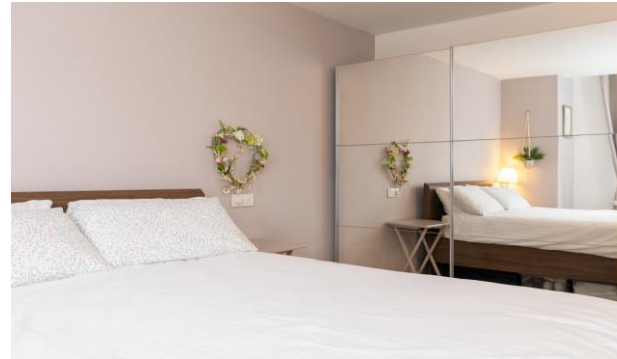
- Exceptional top floor apartment
- Modern open plan kitchen / dining room
- Four piece family bathroom suite
- Close to amenities and transport links
- Deceptively spacious accommodation
- Two large double bedrooms
- Allocated parking / secure entry
- 615 SQ. FT.

This is a fantastic opportunity to purchase a truly stunning, top-floor apartment located on a fantastic canal-side development in the village of Appley Bridge. Herons Wharf is one of the larger apartments boasting a superb and unique corner plot design with South-to-South-West-facing windows overlooking Ashurst Beacon and the canal. The property has been finished to an exceptional standard throughout offering a modern and contemporary feel, ideal for the first-time buyer or a client looking for a lock-up-and-go property. Herons Wharf is situated close to a range of village amenities including some great pubs, public transport links including train station, canal-sidewalks, and is just a short drive to the M6 motorway networks.

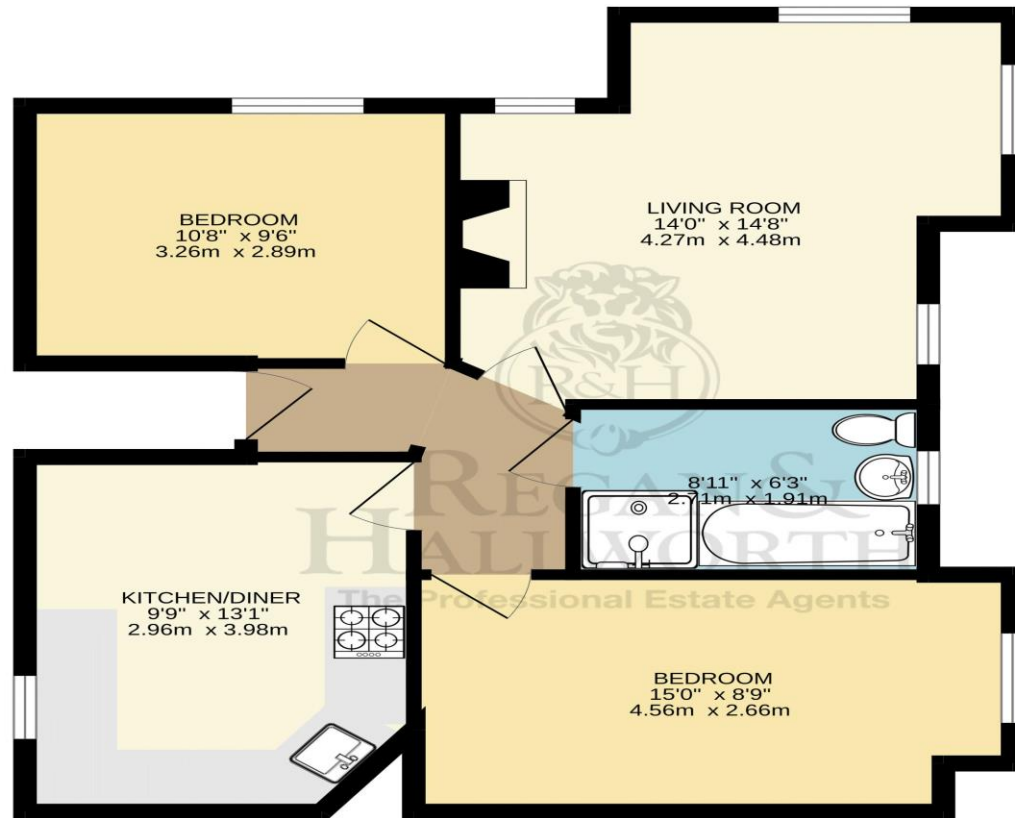
In brief, the apartment's accommodation comprises a communal entrance hallway accessed via secure key code system then stairs leading to the apartment. On entering the property, a spacious hallway opens to give access to a modern fitted open-plan kitchen/dining room with the kitchen offering a range of wall, base, and drawer units along with some appliances, a family bathroom comprising a WC, sink unit, bath, and separate shower unit, two large double bedrooms, and then a large formal lounge/sitting room with four windows taking in all the fantastic views.

Externally, the property has communal gardens and allocated parking. Internal inspection is highly recommended to truly appreciate the property's deceptive size, excellent internal condition, and fantastic location.





1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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