

TO LET

53, Appley Lane South, Appley Bridge , WN6 9AR

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



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Newly renovated three bed mid-terrace cottage located in Appley Bridge



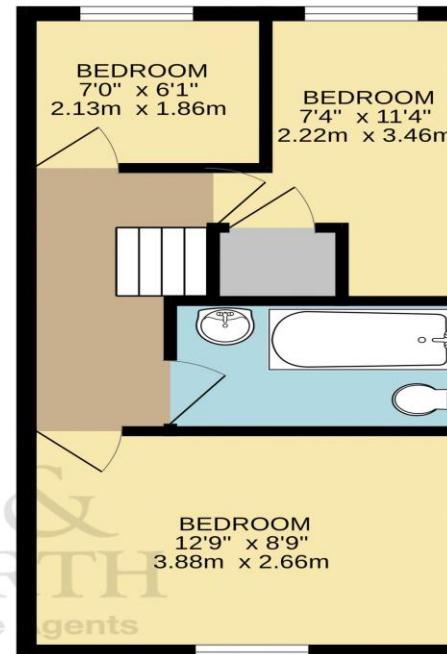
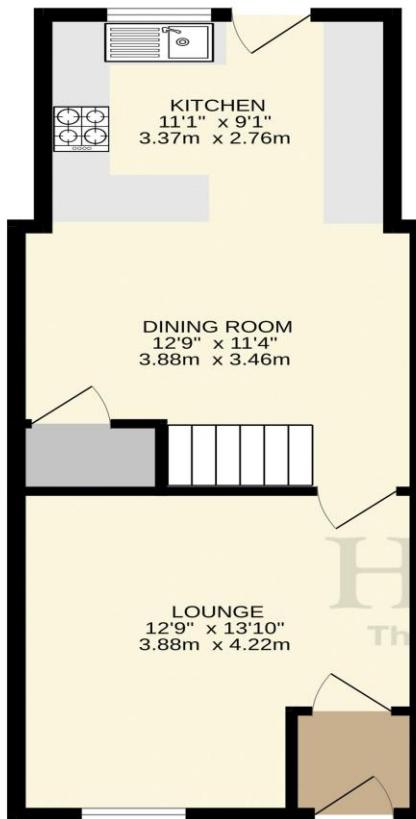
- Newly renovated mid-cottage home
- Modern well equipped fitted kitchen
- Family bathroom with shower over bath
- Close to schools and amenities
- Deceptively spacious accommodation
- Three great sized bedrooms
- Landscaped rear garden with views
- 743 SQ. FT.

Now available to let and located along the ever-popular Appley Lane South in Appley Bridge sits this impressive and FULLY RENOVATED mid-terrace cottage style property. The property has been finished to an exceptionally high standard throughout offering a deceptively spacious and modern feel. Situated within easy reach of all the village amenities, outstanding schools for all ages, public transport links including train station, countryside walks from the doorstep and is just a short drive to the M6 motorway network. In brief the accommodation comprises of entrance hallway, great sized formal lounge / sitting room located to the front, dining room to the rear and then a modern and well-equipped fitted kitchen with door leading out on to the rear gardens. Up on the first floor there is a large master double bedroom located to the front of the property, a modern fitted family bathroom with shower over bath and then two further great sized bedrooms to the rear. Externally the property has a low maintenance landscaped rear garden with open countryside views. Internal inspection is highly recommended to truly appreciate the properties size, internal finish and excellent location.





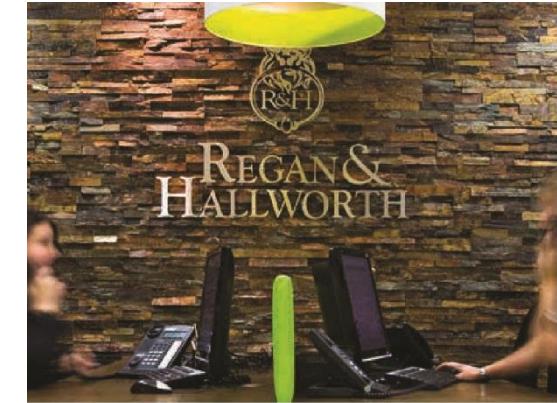
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TOTAL FLOOR AREA : 742 sq ft (68.0 sq.m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 equipment 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.



WIGAN OFFICE
 4-6 Library Street, Wigan
 Lancashire WN1 1NN
 01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
 8 High Street, Standish
 Wigan WN6 0HL
 01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
 5-7 Station Road, Parbold Village
 Lancashire WN8 7NU
 01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com