



TRACY PHILLIPS

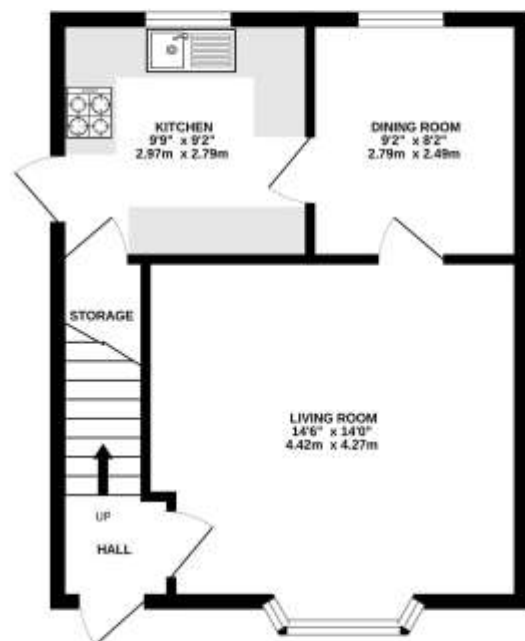
Estates



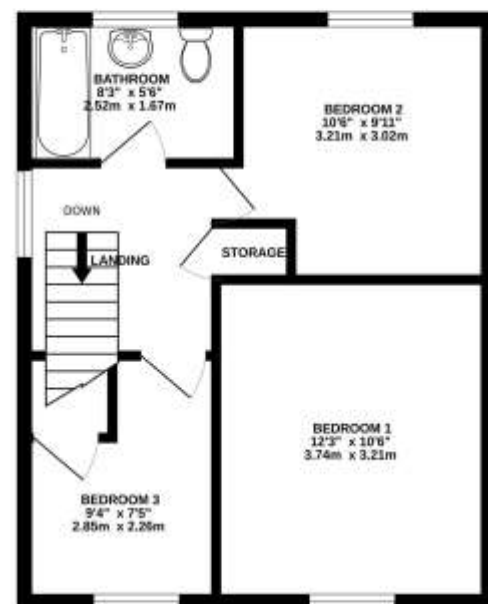
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Estates

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £230,000

Millbank, Appley Bridge, WN6 9LJ



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This nicely presented three-bedroom semi-detached home is an excellent choice for families, offering spacious and well-balanced accommodation throughout. Ideally situated within a small and popular cul-de-sac in the sought-after semi-rural village of Appley Bridge, the property enjoys a pleasant outlook over a peaceful green space, providing a charming and tranquil setting.

On entering the property, the welcoming entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor. The ground floor offers a spacious lounge and separate dining area, creating a versatile and welcoming space ideal for both everyday family life and entertaining. The living accommodation leads through to a modern kitchen, fitted with a range of stylish high-gloss units and integrated cooking appliances, with access to the well-proportioned rear garden. To the first floor are three generously proportioned bedrooms, together with a well-appointed family bathroom comprising a panelled bath with overhead shower, wash hand basin and WC.

Externally, the property benefits from gardens to both the front and rear, with the rear garden providing a good degree of privacy and security. A driveway to the front provides off-road parking for several vehicles. The rear garden is a particular feature of the property, offering a safe, secure and private outdoor space which is not directly overlooked. This makes it ideal for families, children and pets, as well as providing an excellent setting for outdoor dining, relaxing and entertaining during the warmer months. The property is ideally positioned within the picturesque village of Appley Bridge, renowned for its scenic canal-side walks and excellent range of local amenities. There is convenient access to the motorway network and rail links, while a selection of local shops and highly regarded schools are also close by, making this an ideal location for families and commuters alike. An internal viewing is highly recommended to fully appreciate the accommodation, setting and location this attractive home has to offer.

The property is offered for sale with no onward chain and vacant possession.

