BEN ROSE



Ash Close, Appley Bridge, Wigan

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property situated in the highly sought-after village of Appley Bridge. Offering well-proportioned living accommodation throughout, this home is ideally suited to growing families seeking a balance of comfortable living space and a convenient location. Appley Bridge is renowned for its picturesque surroundings, excellent local schools and welcoming community atmosphere. The property enjoys easy access to a range of everyday amenities including shops, cafés and leisure facilities, whilst Appley Bridge Railway Station provides direct links to Manchester and Southport. Excellent road connections are also available via the nearby M6 and M58 motorways, making commuting to Wigan, Preston, Liverpool and beyond straightforward.

Upon entering the home, you are welcomed by a practical porch featuring built-in storage and the added luxury of underfloor heating. Moving through, the spacious lounge provides a warm and inviting reception space, enhanced by a large bay window that fills the room with natural light. Additional built-in storage and stairs leading to the first floor are also located here. To the rear of the property, the generously sized kitchen offers ample cabinet space, a breakfast bar and a Rangemaster cooker, creating an ideal environment for both everyday family life and entertaining. Adjacent to the kitchen is a useful utility room, whilst the impressive conservatory provides a versatile additional reception area overlooking the rear garden. Benefiting from both air conditioning and heating, this space can be comfortably enjoyed throughout the year.

To the first floor, the landing provides access to three well-proportioned bedrooms. Two of the bedrooms are generous doubles and benefit from built-in wardrobes, offering excellent storage solutions. The third bedroom would make an ideal children's bedroom, nursery or home office depending on individual requirements. Completing the accommodation is the beautifully finished family bathroom, fitted with a three-piece suite including an elegant freestanding bath, creating a relaxing space to unwind. The property also benefits from an alarm system for added peace of mind.

Externally, the property boasts a driveway providing off-road parking, alongside a small front lawn and attractive mature flower beds that create a welcoming first impression. To the rear, the enclosed garden has been thoughtfully designed for ease of maintenance, featuring a pebbled area and mature planted borders that add colour and character throughout the seasons. Combining spacious accommodation, practical features and a desirable village location, this is a wonderful family home that must be viewed to be fully appreciated.





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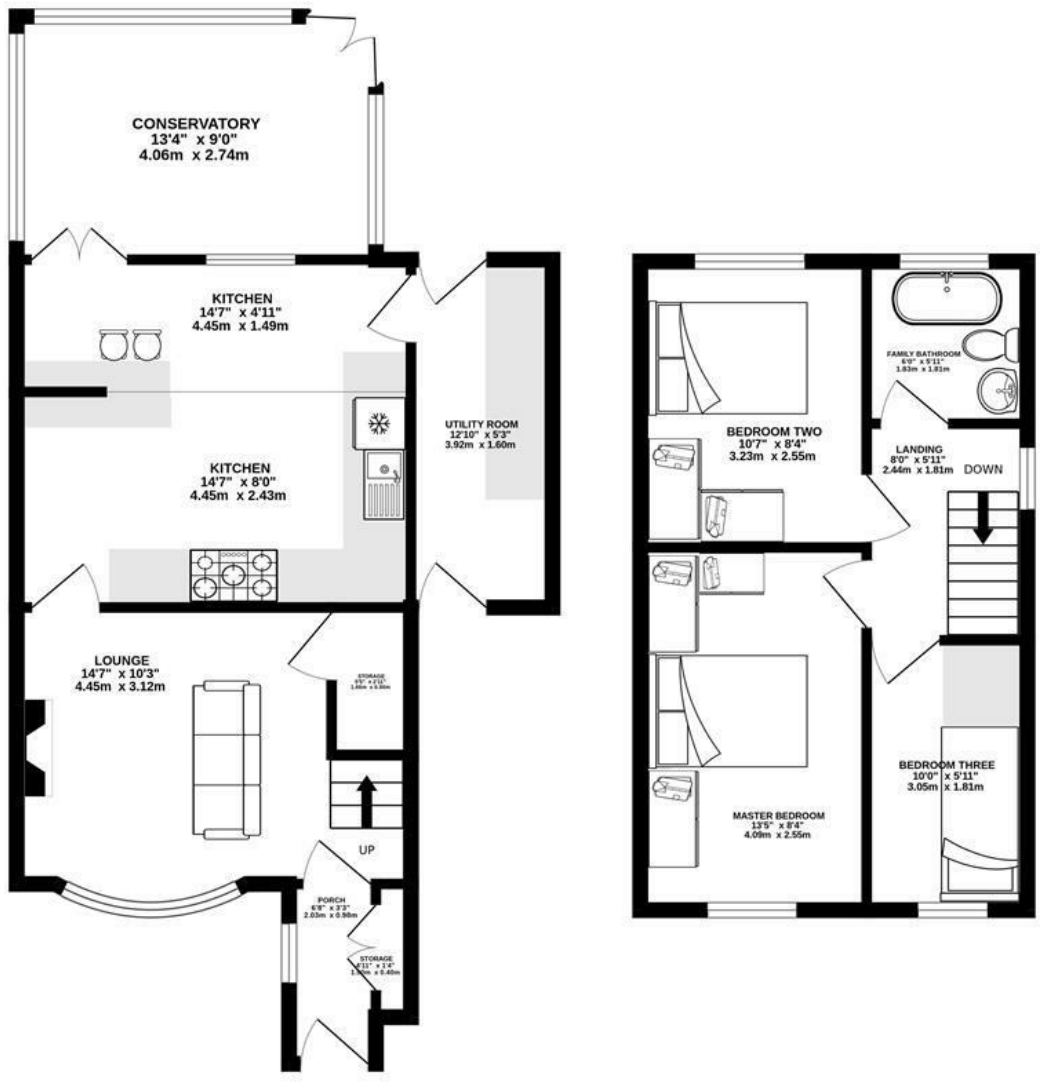


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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

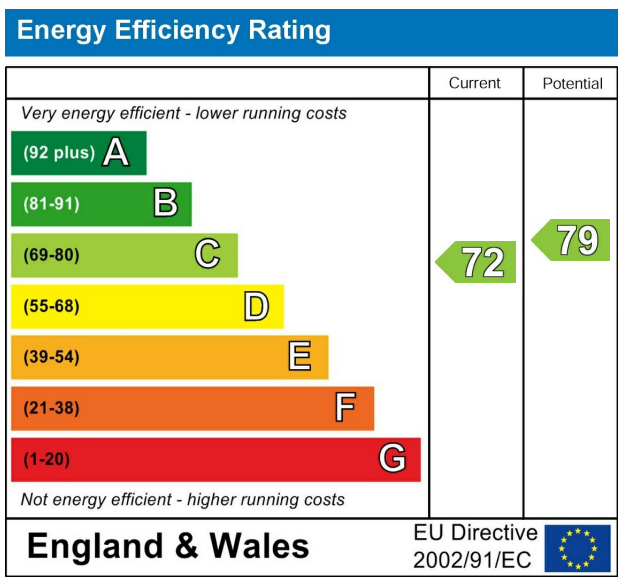
1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.

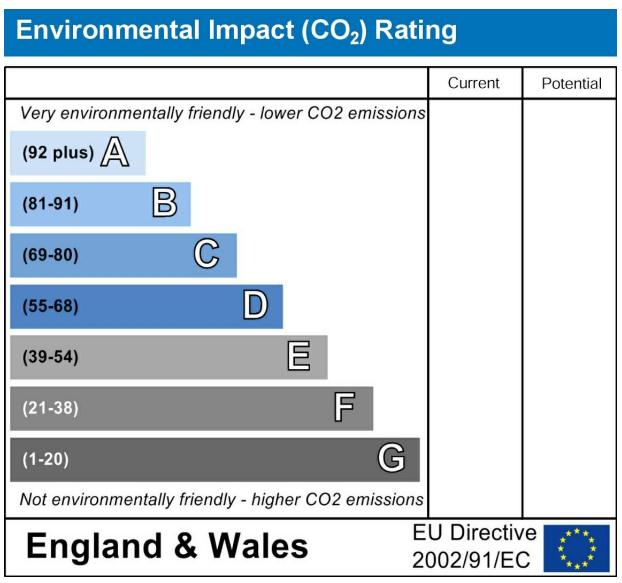


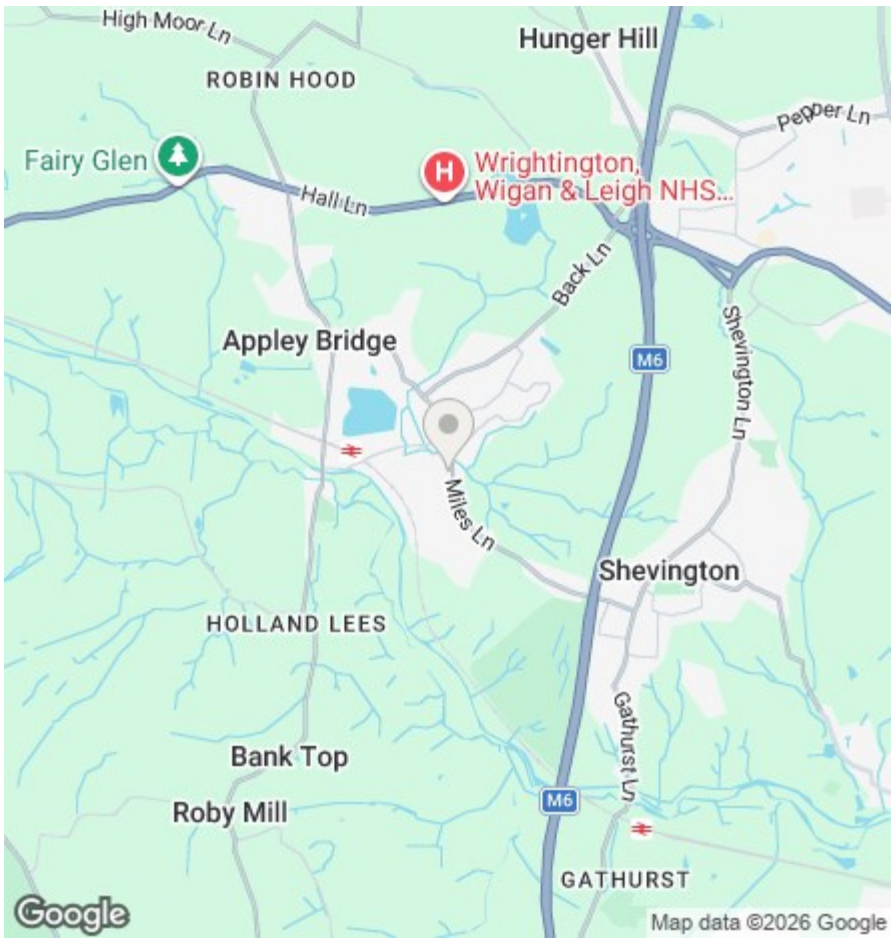
TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

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 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.







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