



Back Lane, Appley Bridge, Wigan, WN6 9LH

Price £240,000

Sapphire Homes are delighted to bring to market this stunning 3 bedroom extended semi detached family home in a much sought after location in the heart of Appley Bridge that is close to outstanding local schools, amenities and transport links including the M6 Junction 27 and Appley Bridge train station. The accommodation in brief comprises a welcoming entrance / hallway with shower room and W.C., generous lounge with gas fire and surround, through dining room / reception 2 with French doors leading to the rear and a stunning open plan kitchen / dining / family room which also provides access to the rear garden. To the first floor the landing provides access to three generous bedrooms and a family bathroom with stunning 3 piece suite in white with freestanding bath. The property is warmed by Gas Central Heating and boasts UPVC double glazing throughout as well as a modern tasteful decor. Externally to the front elevation the property is set back from the main road with ample off road parking, a brick perimeter wall, well stocked borders and gated access to the side elevation. To the rear is a well maintained and landscaped garden with a pleasant outlook and is perfect for families with children and for entertaining guests in the summer months. There is a large patio area, established lawn, well stocked borders with mature trees and shrubs, perimeter fencing and a shed offering useful additional storage. Early internal viewing is highly recommended to appreciate this wonderful family home.



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GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen / Dining / Family Room

Shower Room / Bathroom

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

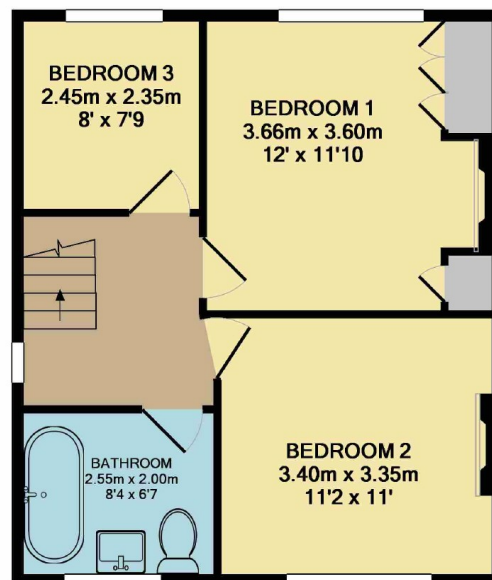
Rear Garden



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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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