



Rookery Avenue, Appley Bridge, Wigan, WN6 9JX

Price £235,000

Sapphire Homes are delighted to offer this stunning 3 bedroom extended link detached family home located in the heart of Appley Bridge village that is also perfectly located for excellent local schools, amenities and transport links including Junction 27 of the M6 and Appley Bridge Train Station making it perfect for those requiring commuter links. The accommodation is newly refurbished throughout and in brief comprises: Entrance / porch, lounge with stairs leading to the first floor and to the rear elevation is a stunning open plan luxury family room / dining / kitchen with fitted Neff and Bosch appliances and bi-fold doors opening into the rear which is perfect for entertaining guests. To the first floor the landing provides access to 3 good sized bedrooms and a family bathroom with newly fitted 3 piece shower suite with walk in shower. The property is warmed by Gas Central Heating with newly fitted boiler and also benefits from UPVC double glazed windows and doors throughout as well as a modern and tasteful decor. Externally there is a driveway providing ample off road parking leading to a garage with front and rear access. To the rear the garden has been expertly landscaped with a good sized patio area, new perimeter fencing, well stocked borders and newly laid lawn area. Early internal viewings are highly recommended to truly appreciate the potential on offer. Offered to market with No Upward Chain.



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Specialists in Sales, Lettings & Property Investments

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