



Maria B Evans Estate Agents Limited

28 Ashfield Terrace, Appley Bridge WN6 9AG

Offers in the region of £550,000



- Detached stone-built property
- Located on a much sought-after road in Appley Bridge
- Beautiful sash windows and period features throughout
- Generous reception room with an open fire
- Well-appointed kitchen leading to utility and w.c.
- Dining room with gas burner and patio doors to the garden
- Good-sized master bedroom with three-piece en suite
- Two further well-proportioned bedrooms
- Contemporary four-piece family bathroom
- Garden to the side with lawn and patio areas
- Detached double garage & outbuildings with plumbing & electrics
- Parking available to the front and rear
- Ideal location with both train and commuter links close by

A detached, stone-built Victorian residence, No. 28 benefits from an elevated position, taking full advantage of its far-reaching rural views to the front creating a sense of tranquillity and calm whilst still remaining conveniently close to commuter links. Rich in character and period features throughout, the accommodation comprises of a welcoming reception room, kitchen opening into a dining area, completed with a separate utility and w.c. and three generously proportioned bedrooms to the first floor, the principal bedroom with en suite, and a beautifully appointed family bathroom. Externally, the property offers ample parking, patio and decking areas and a detached double garage.

High and mighty...

The property features a tiered approach with a Tarmacadam pathway and stone steps framed by box hedging leading to the Victorian-style front door. The entrance begins with a porch elegantly finished with decoratively tiled flooring and a window to the side, whilst a set of oak double doors with glazed insets guides towards the hallway. This boasts an oak flooring, which continues throughout the majority of the ground floor, and features understairs storage.



Elegant living...

To the left, the front reception is a bright and spacious room, benefitting from high ceilings adorned with thick coving and dual aspects, with a sash window to the side and another overlooking the serene views to the front. The focal point, however, is the open fire surrounded by decorative tiling and complemented by a tiled hearth below and oak mantle over.

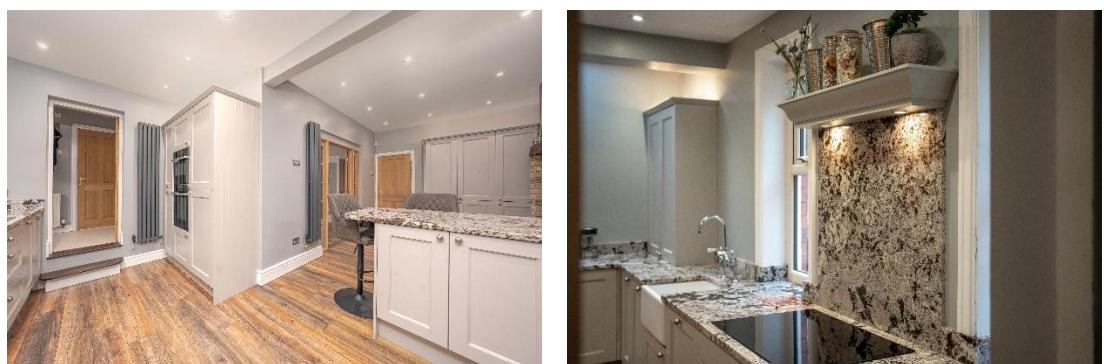


Continuing to the kitchen, this warm and inviting space begins with a log burner inset within a brick surround and having an oak mantle above and slate hearth below. Full-

length units are fitted to one wall, providing ample storage and continue as wall and base units in the main kitchen area.



Here, they are finished with quartz countertops and have soft, LED lighting above creating a cosy atmosphere. The units are well equipped, including an integrated refrigerator, freezer, dishwasher and Neff induction hob with two spotlights above. An inset porcelain Belfast sink unit is positioned in front of two side-facing windows whilst further natural light floods into the room from two Clerestory style windows and a skylight above. The countertop extends to one side to provide breakfast bar seating.



Steps lead up to a utility area fitted with a countertop with plumbing for an automatic washing machine underneath and kitchen complementary wall units above. A door from here leads out onto the rear garden whilst another guides into the w.c. which is fitted with a combination toilet basin unit, including a back-to-wall w.c. and wash hand basin with monobloc tap over. It is finished with an opaque window to the side and a cupboard to house the boiler.



Double oak doors with glazed insets flow through to the dining room which is complete with a gas burner with oak beam above and slate hearth beneath, a television point to the corner and a full-length bay window containing French patio doors opening out onto the garden.



Restful Retreats...

Ascending the stairs the first floor, the landing permits access to all three bedrooms and family bathroom and boasts high ceilings and a sash window to the side.

The master suite offers a good-sized room with a sash window to the side and pendant light above. This is serviced by an en suite shower room with tiling laid to splash areas, a walk-in shower with a glazed panel to the side, pedestal wash hand basin with mirrored vanity cabinet above, close coupled w.c. and chrome heated towel rail. The suite is finished with an airing cupboard housing the water tank and an opaque window to the side.



The second bedroom is another generously sized room with a sash window revealing stunning views to the front, a vertical-style radiator and two pendant lights to further illuminate the space.



Currently used as a dressing room, bedroom three comfortably fits a double bed and enjoys aspects over the garden to the side and a pendant light.



Bathroom bliss...

The family bathroom has been fitted with a bright, contemporary suite comprising of a wet-room style shower with glazed panel to the side, monsoon shower head and an alcove for storing toiletries. Adjacent is a standalone bathtub with telephone-style additional hand shower, a close coupled w.c. and twin sink bowls inset within a vanity with an illuminated mirror above. The suite lies atop of a marble tiling to splash areas and features a pendant light, recess downlights and two opaque, side-facing windows.



The layered garden...

The character of the property continues externally with gardens extending predominantly to the side. This space initially begins as a patio area, attractively bordered by low brick walls and transitioning into a decking area overlooking the front, creating a wonderful, private viewpoint.



Steps rise alongside a stone wall decorated with well-established planting and lead to a side gate which offers access to an additional lawn area with a detached double garage equipped with up-and-over doors, power and light. The garage can be accessed from a road to the rear of the property and offers further parking. Also at the rear of the garden is an brick-built outbuilding, enclosed by iron gates and equipped with power, plumbing and heating, currently used as kennels, this space provides perfect potential for an outside study space or garden room.



Set at the end of a highly sought-after road, 28 Ashfield Terrace enjoys a peaceful yet exceptionally well-connected position. The property is just minutes from motorway links and the train stations at Appley Bridge and Parbold, making it an ideal location for commuters, whether travelling daily or simply valuing connectivity.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property and garden is Leasehold

We are reliably informed that the lease length 880 years

We are reliably informed that the Lease is £2.63 PA

We are reliably informed that the Tenure of the front and rear driveway is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is F

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.