



# TRACY PHILLIPS

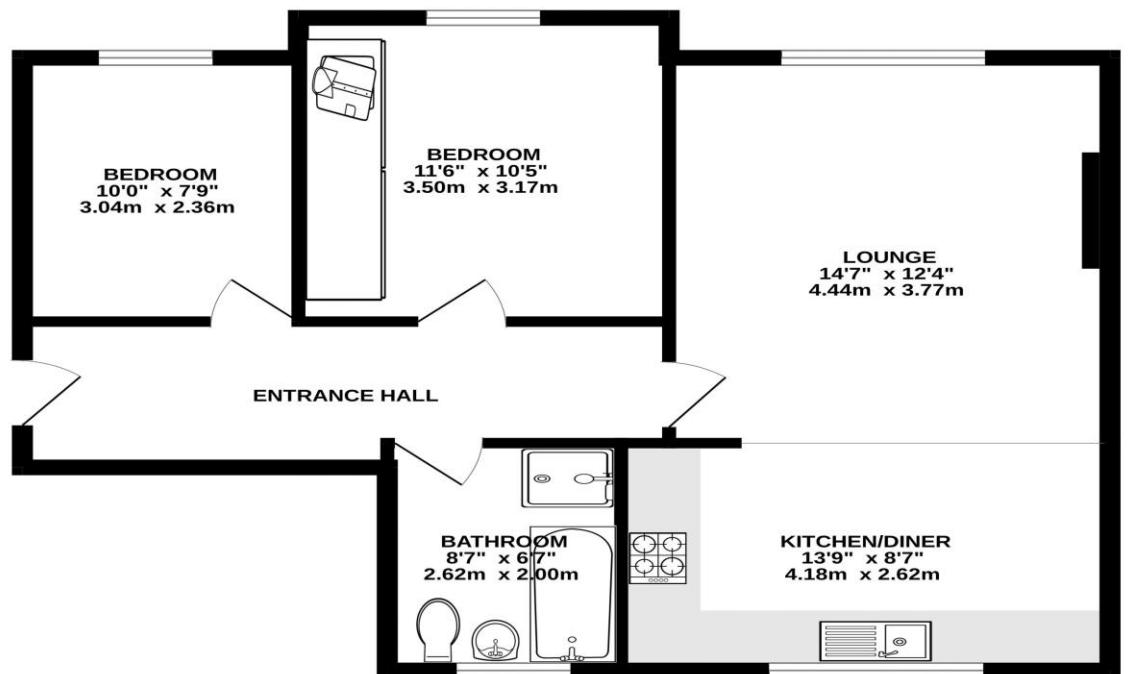
## Estates



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GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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 guide purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01257 422228  
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

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Asking Price: £150,000

Herons Wharf, Appley Bridge, WN6 9ET



This ground floor two bedroom apartment is water-side living at its best, idyllically situated on the banks of the Leeds/Liverpool canal, and at an affordable price. The property is situated in the lovely West Lancashire village of Appley Bridge, increasingly sought-after by commuters due to its convenient rail and motorway links, yet enjoying delightful countryside, ensuring that having a peaceful life does not necessarily have to mean isolation. The canal tow path is virtually on the doorstep, and the pretty local countryside surrounds the canal. The apartment occupies a choice position on this sought-after modern development which was constructed in 2002 by Morris Homes, a much-respected builder of homes, with an excellent reputation for their high standards and keen attention to detail.

The property is entered via a communal entrance hall with security entry phone system, proceeding through to the private hallway, a welcoming and spacious reception area from where all of the other rooms are accessed. The lounge is a wonderfully bright space, flooded with natural light throughout, taking full advantage of the lovely open views over the local countryside and opens into the sizeable kitchen and dining space. The kitchen area is comprehensively fitted with a range of wall and base units in maple with inset lighting and contrasting work surfaces, and equipped with a range of integrated appliances including oven, hob and extractor hood, fridge, and space for a washing machine. The two bedrooms are well proportioned, with the master bedroom boasting an extensive range of fitted furniture, including wardrobes and bedside cabinets and of course there is the bathroom, which is appointed with a modern four-piece suite, including a useful separate shower cubicle. As one would expect of a modern home, the apartment is fitted with double glazing throughout and gas central heating, whilst externally there are allocated parking facilities.

This lovely home is offered with no onward chain and will undoubtedly appeal to a broad spectrum of buyers, whether it be a young family/individual looking to take their first tentative step onto the housing ladder, those whose youngsters have flown the nest and are looking to down-size, or indeed a buy-to let investor.

Viewing is highly recommended.

