



# TRACY PHILLIPS

Estates



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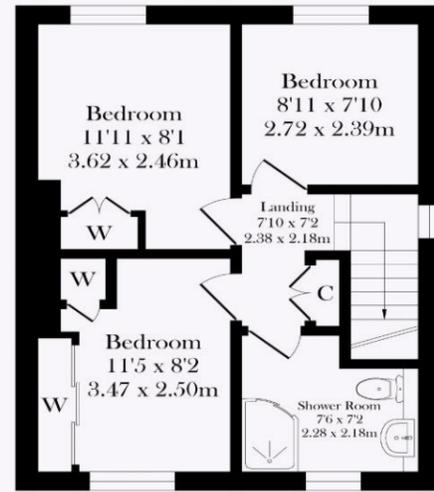
Estates



Garage  
18'1 x 10'1  
5.52 x 3.07m  
  
Ground Floor  
Approx. Floor  
Area 16.9 Sq.M  
(182 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 37.5 Sq.M  
(404 Sq.Ft.)



First Floor  
Approx. Floor  
Area 36.2 Sq.M  
(390 Sq.Ft.)

**Total Approx. Floor Area 90.6 Sq.M. (976 Sq.Ft.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Asking Price: £265,000

Mill Lane, Appley Bridge, Wigan WN6  
9DD



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Situated in the heart of Appley Bridge village, this beautifully presented semi-detached home has been thoughtfully refurbished by the current owners to create a stylish, move-in-ready property. A standout feature is the exceptional parking provision, detached garage, and generous plot — all maintained to an immaculate standard. Finished throughout with tasteful décor and modern touches, including a superb kitchen and contemporary shower room, this is truly a turnkey home.

The accommodation briefly comprises a welcoming entrance hallway with staircase to the first floor and access to a cosy lounge featuring a walk-in bay window and a charming wood-burning stove. The recently fitted kitchen/diner showcases an attractive Shaker-style design, complete with gas hob, electric oven, integrated fridge/freezer, ample storage, and generous worktop space. French doors open directly onto the garden, making it ideal for al fresco dining and entertaining. To the first floor are three well-proportioned bedrooms and a modern family shower room. The principal bedroom offers a peaceful retreat with extensive fitted storage, while bedrooms two and three provide excellent space for family living, with bedroom two also benefiting from fitted storage. The stylish shower room features a large walk-in shower enclosure, vanity wash basin, WC, and contemporary tiling for a sleek finish.

Externally, the property enjoys superb off-road parking via a substantial block-paved driveway accommodating multiple vehicles, leading to a detached garage. There is side access to the rear garden, which offers plenty of space for outdoor dining and relaxation. Designed for low maintenance, the garden includes neat lawns, a charming circular patio area, and a useful outbuilding ideal for storage. Mature planting provides privacy, and the garden is not overlooked.

Appley Bridge is a picturesque canalside village in Lancashire, offering excellent motorway links, its own train station, and highly regarded schools. A selection of local shops and amenities are within walking distance, and the beautiful Fairy Glen nature reserve is just a short stroll away.

Early viewing of this impressive home is highly recommended.





