

**Dawber Delph,
Appley Bridge**


SMART MOVE



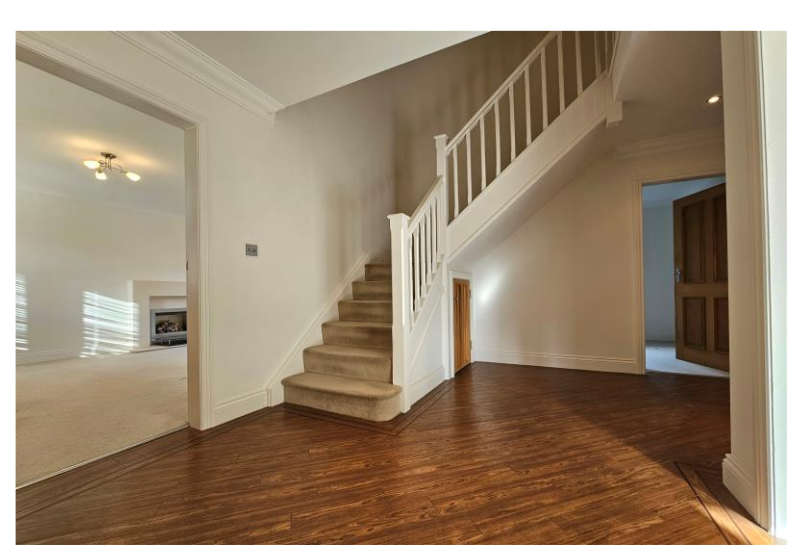
Asking Price **£535,000**



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Available for sale with benefit of NO ONWARD CHAIN and vacant possession, Smart Move are delighted to present For Sale this impressive executive detached family home, located on one of Appley Bridge's sought after addresses. Each house is different to the next on the road, with this property benefiting from a corner plot location and a deceptively spacious interior, so contact our office now to enquire and book your individual tour, before it is snapped up.

The accommodation spans over 2,100 sq ft (including the garage) and in brief includes: spacious entrance hallway with staircase leading to the first floor, ground floor WC, dual aspect lounge with living flame gas fire and French doors to the rear garden, dining room, home office / study, kitchen diner with French doors leading to the rear garden, separate utility room with external side access door, first floor landing, bedroom one with balconette looking out to the rear and a three piece en suite shower room off, three further good-sized bedrooms and the four piece bathroom completes the internal layout.

Off road parking is available to the rear of the property, both on the double width driveway as well as within the detached double garage, with benefits from light, power, and electric remote-controlled front door and a external rear access door from the rear garden. The main garden is also located to the rear, where you shall find a private tiered garden, which is quite different to any others that you will have seen. The garden has been landscaped to give three levels of lawned garden space, as well as lower and upper tier patio areas and well stocked borders. As the property is sited on a corner plot, there are also lawned garden areas to the front and left-hand sides, making for ample outdoor space. The property also enjoys some elevated views to the front over the East Quarry Lake, giving some rooms a pleasant outlook over the water and beyond.

About the Local Area: Appley Bridge is a village in West Lancashire and it straddles the borders of Greater Manchester and Lancashire. It is located off Junction 27 of the M6 motorway and is nestled in the Douglas Valley alongside the Leeds and Liverpool Canal. Appley Bridge is a popular village with excellent commuter links, both via the nearby motorway network and also via rail, with Appley Bridge having a railway station within walking distance of this property. For entertainment and eating out, there are lots of options within the village and also within neighbouring Parbold village, making amenities just on your doorstep and never far away.



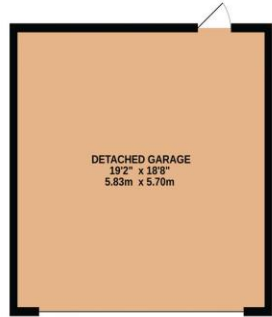
- * Executive Detached Four Bedroom Family Home
- * No Onward Chain & Vacant Possession
- * Lounge, Dining Room & Home Office
- * WC, Bathroom & En Suite Shower Room
- * UPVC Double Glazing & Gas Central Heating



- * Elevated Views to the Front over East Quarry Lake
- * Corner Plot on a Sought-After Cul-de-Sac
- * Kitchen Diner & Separate Utility Room
- * Double Width Driveway, Detached Double Garage & Private Rear Garden
- * Freehold, Council Tax Band F & EPC Rating of C



DETACHED GARAGE
360 sq.ft. (33.4 sq.m.) approx.



GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.

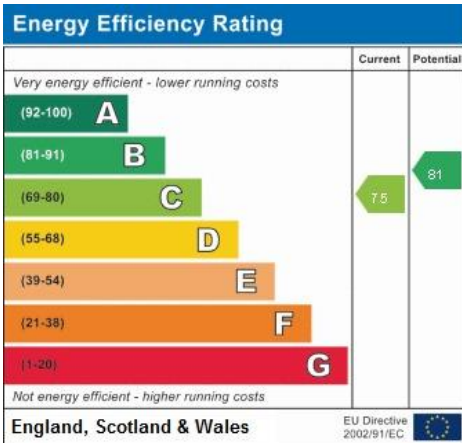


1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.1 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 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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Address:
Dawber Delph, Appley Bridge

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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.