

£575,000



Armitstead
Barnett

Finch Mill Avenue, Appley Bridge, WN6 9DF





Finch Mill Avenue, Appley Bridge, Greater Manchester, WN6 9DF

Asking Price £575,000

- Substantial detached true bungalow.
- Two reception rooms and 3/4 bedrooms.
- Driveway parking and detached double garage.
- Spacious open plan kitchen/diner.
- Gardens to front and rear.
- Excellent access to motorway and rail networks.
- Within easy walking distance of Appley Bridge village centre.
- Close to beautiful countryside walks including the Leeds-Liverpool canal towpath.



3/4



2



This well presented detached true bungalow is situated in a popular residential location in Appley Bridge. Offering generous single level living accommodation, the property boasts a wonderful open plan kitchen/diner as well as 3/4 bedrooms depending on individual requirements. The charming village centre of Appley Bridge is only a short stroll away and offers a wide array of amenities to include shops, public houses, café's and a local post office. There is a well regarded primary school along with excellent rail and road links, with the property being a short stroll from Appley Bridge train station and only a five minute drive from Junction 27 of the M6 motorway.



Step through the welcoming porch into a bright and spacious hallway that provides a thoughtful and flowing layout, designed for comfort, flexibility, and modern living. To the right, the living room provides an elegant and inviting space with generous proportions and French doors that open directly onto the garden, filling the room with natural light – perfect for both relaxing and entertaining.

Moving through to the rear, the expansive open-plan kitchen and dining area serves as the true hub of the home. Stylish and practical, it offers excellent space for family dining and social gatherings, with double doors opening to the rear garden, creating a seamless indoor-outdoor connection. The kitchen boasts a range of modern fitted units with integrated double over, fridge freezer, dishwasher, hob and a breakfast bar with inset sink.







From the central hallway, you'll find a series of versatile bedrooms. The principal bedroom suite is located towards the rear and is of a generous size with a private en-suite shower room. Two further double bedrooms are served by a contemporary family bathroom, complete with both bath and shower facilities. A fourth bedroom/ dressing room offers flexibility - ideal as a guest room, nursery, home office or dedicated wardrobe space.

Externally, the property has a tarmac driveway to the front with parking for numerous vehicles and an attached double garage, offering secure storage or potential for a workshop or hobby space. To the rear can be found a good sized landscaped garden with a patio accessed directly from the rear of the house and seating area to the rear of the garden, perfect for outdoor entertaining.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking allocated and number of spaces : Driveway parking and double garage.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Construction Type : Brick under tile.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1..

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : Within the LANCS Coal Mining Reporting Area. Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor and in home available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Local Authority: Wigan Metropolitan Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : downhill.bonus.laugh

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

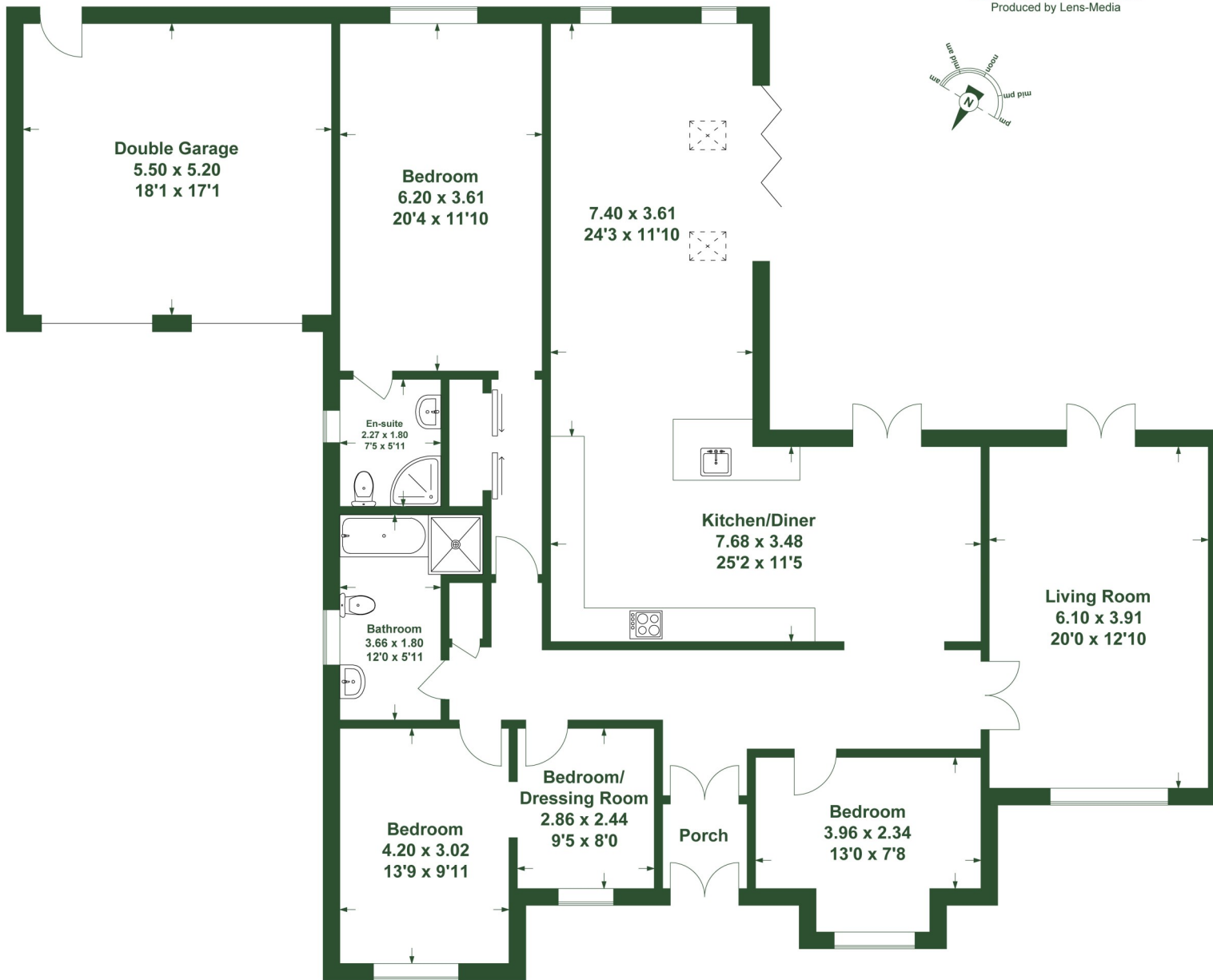
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 176.29 sq m / 1898 sq ft

Garage : 28.60 sq m / 308 sq ft

Total : 204.89 sq m / 2206 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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