



## 37 Appley Lane South, Appley Bridge WN6 9AR

£850 Per Calendar Month



A delightful two bedroom end terrace property with open views to front and rear. Conveniently located for easy access to rail and motorway networks. Newly fitted kitchen, through lounge/dining room, two double bedrooms and four piece bathroom suite. Parking to the rear.





ACCOMMODATION COMPRISES:  
Solid wooden door to:

ENTRANCE PORCH

DINING ROOM

Double glazed window to front. Stairs to first floor accommodation. Fireplace with open niche. Built in meter cupboard. Two radiators. Open to:

LOUNGE

Double glazed window to rear. Fireplace with coal effect gas fire. Radiator. Understairs storage cupboard.

KITCHEN

Double glazed window to rear with open views over farmland. Exit door to side. Fitted with a brand new kitchen comprising wall and base units, work surfaces over incorporating stainless steel sink unit, four ring gas hob and built in oven. Tiled floor. Plumbed for automatic washing machine. Space for fridge.

FIRST FLOOR ACCOMMODATION

LANDING

Spindle balustrade. Built in floor to ceiling storage cupboards. Step down to:

BATHROOM

Double glazed frosted window. Fitted with a four piece suite comprising corner bath, corner shower cubicle, pedestal wash hand basin and low level w.c. Walls mainly tiled. Radiator. Built in cupboard housing Baxi gas central heating boiler.

BEDROOM 1 13'2" x 9'10" (4.02m x 3.01m)

Double glazed window to front. Radiator.

BEDROOM 2 13'3" x 9'10" (4.06m x 3.01m)

Double glazed window to rear enjoying views over farmland. Radiator.

FRONT

The front garden area is slate tile laid with interspersed paving. Access to the side of the property leads to the rear paved parking area.

REAR

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The rear area is paved, has a boundary wall and provides a parking space for one car. Outside tap.

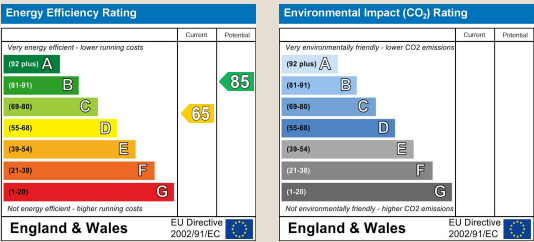
Area Map



Floor Plans



Energy Efficiency Graph



Property Specialists

Blacksmith's Barn Hall Lane, Mawdesley, Lancashire, L40 2QY Telephone: 01704 821393  
Email: sales@angelaburnett.com www.angelaburnett.com

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