

**FOR SALE**

9, Ferndale Drive, Appley Bridge, WN6 9BB

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 9, Ferndale Drive, Appley Bridge, WN6 9BB

*Superb detached family home tucked away in a quiet little cul-de-sac setting.*

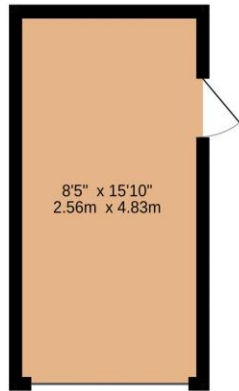


- Stunning detached home
- Smart, remodelled design
- Stylish glass roof conservatory
- Highly prized area
- 3 bedrooms / 2 reception rooms
- Modern fitted kitchen
- Quiet cul-de-sac setting
- 1083 SQFT

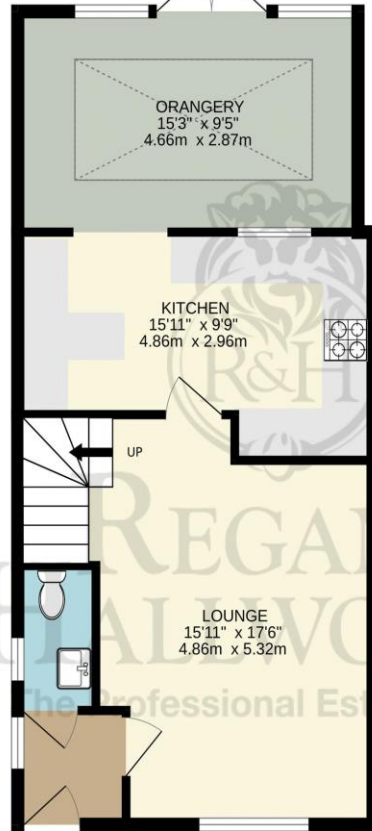
Enviably located on Ferndale Drive, a quiet & little-known modern development in the heart of Appley Bridge, close to the area's excellent schools and within walking distance of Fairy Glen and the Leeds-Liverpool Canal - this superb detached family home totals 1083 square feet of living space and simply must be viewed to be fully appreciated. Positioned right at the bottom of the close in what is comfortably one of the best spots & backing onto mature woodland at the rear, the home internally provides light contemporary decor & a cleverly remodelled living space that should prove popular with modern buyers' tastes. The ground floor in brief comprises; an entrance hallway with ground floor wc / cloaks, a spacious front lounge with feature fireplace, plus a superb open plan kitchen diner that cleverly flows into the large glass roof conservatory. The smart fitted kitchen itself boasts a range of quality integrated appliances, solid walnut worktops & breakfast bar. Upstairs there are three bedrooms with the master bedroom boasting a modern en-suite, plus there is a principal bathroom suite. Outside there are gardens to the front and rear together, with the rear being notably private and well screened by mature trees. The garden is mainly flagged & has access into the detached garage (which has conversion potential, should clients wish). To the front is a driveway for ample off road parking. The property is warmed by gas central heating and the boiler is just 3 years old. Early viewings are essential on this stunning family home. Leasehold 999yrs £100 p / a. Council Tax Band D



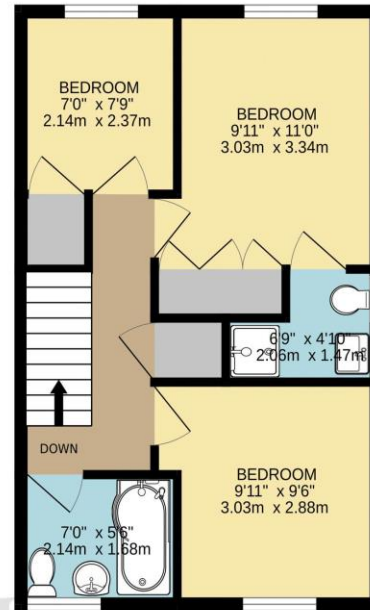
GARAGE  
133 sq.ft. (12.4 sq.m.) approx.



GROUND FLOOR  
547 sq.ft. (50.6 sq.m.) approx.

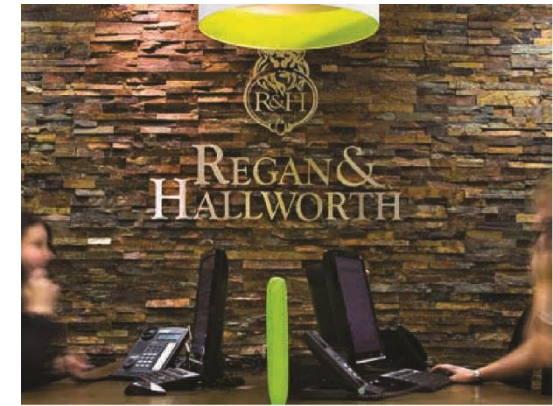


1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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 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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