



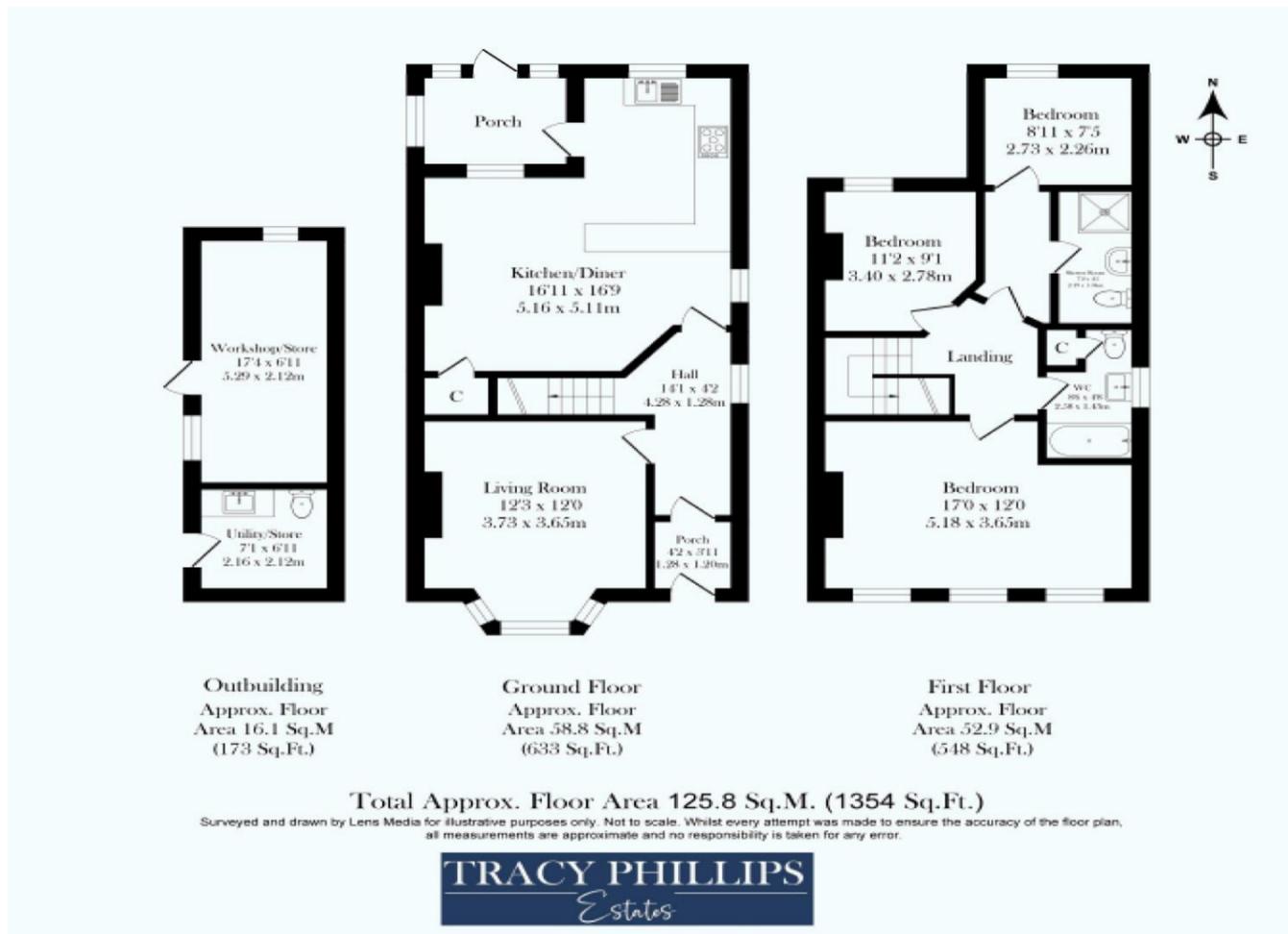
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price £325,000

Lowther Terrace, Appley Bridge

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Positioned along one of the most idyllic tree-lined streets in Appley Bridge and having views towards Ashurst Beacon, this handsome Edwardian semi-detached home is filled with character and forms part of a small community forged many years ago. With accommodation extending to approximately 1300 square feet and arranged over two floors, the property offers gorgeous features such as high ceilings, coving and original doors, creating a truly special home. The property is situated within the semi-rural village of Appley Bridge and in a picturesque setting, being tucked away. The canal is only a short meander away and, a little further afield, is the charming Fairy Glen. This beautiful home is far from isolated, with the bustling village centre of Appley Bridge, providing a host of shops and amenities, as well as excellent schools and transport links via the M6 and M61 motorways, a railway station with direct access to Manchester, proving that having that peaceful life and excellent commuter links are possible.

The accommodation briefly comprises an impressive entrance hallway, the feeling of character and tradition is evident, and includes the staircase rising to the first floor, original leaded doors and provides access into the lounge which features a large walk-in bay window with views over rolling fields, and an open fire. There is a lovely open plan farmhouse kitchen with space for both dining and seating located at the rear of the property and the kitchen and has a real feeling of being the hub of this home, a wonderfully sociable environment. The kitchen is fitted with a range of farmhouse style wall and base units with a range cooker and offering direct access into the rear courtyard garden. To the first floor there is a beautiful bright landing giving access to the three excellent bedrooms. The master bedroom is beautiful with double windows overlooking the views and has fitted wardrobes. The main bathroom is fitted with a three-piece suite in classic white comprising of a WC, wash hand basin and panelled bath with shower handset attachment, whilst a second shower room services the two further bedrooms and is ideal for any visiting guests, both of which are located at the rear of the home.

Externally, the property rests in an idyllic location and unlike all the other properties in this terrace it has a low-maintenance walled enclosed front garden, ideal as a peaceful spot to enjoy the view, with steps rising to the elevated home. The rear of the home includes a walled courtyard with further outbuildings which at present house the laundry facilities and outdoor storage. There is off-road flagged parking to the rear which is approached via the private driveway. This leads to the terrace and with space for a garage if required. There is a further small garden area to the rear beyond the parking area which is well-screened particularly in the summer months and includes planting and shrubbery. This garden area is adjacent to the neighbours gardens and could be fenced off if desired.

Viewings of this handsome and characterful home, and can be offered with no onward chain, are now welcomed.





