



Babylon Lane, Adlington, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom home, situated in the highly sought-after village of Adlington, Chorley. Offered with no onward chain, the property provides an excellent blank canvas for prospective buyers looking to personalise a home to their own taste. Ideally located just a stone's throw from the village centre, it benefits from a range of local shops and amenities, as well as close proximity to the picturesque Rivington countryside. The home also enjoys fantastic transport links via local bus routes and convenient access to the M61 motorway, making it ideal for commuters.

Stepping into the property through the welcoming entrance porch, you are led into the spacious lounge, which features a central fireplace and a large window overlooking the front aspect, allowing plenty of natural light. Moving through, you will enter the bright kitchen, which benefits from an open staircase leading to the upper level and a single door providing access to the rear garden.

Upstairs, you will find two well-proportioned bedrooms, with the master bedroom being particularly spacious and the second bedroom benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, there is ample on-street parking available to the front. To the rear, the property benefits from a good-sized, low-maintenance garden, complete with a convenient outbuilding for additional storage. Early viewing is highly recommended to avoid potential disappointment.



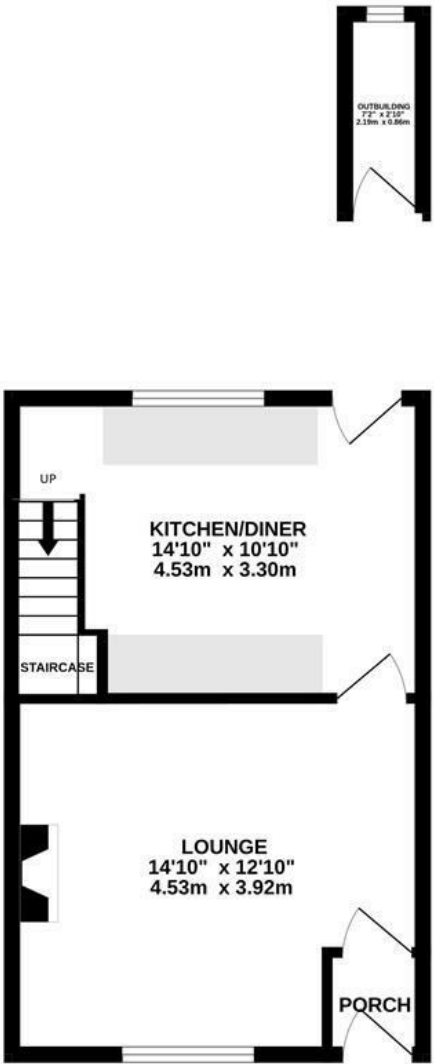




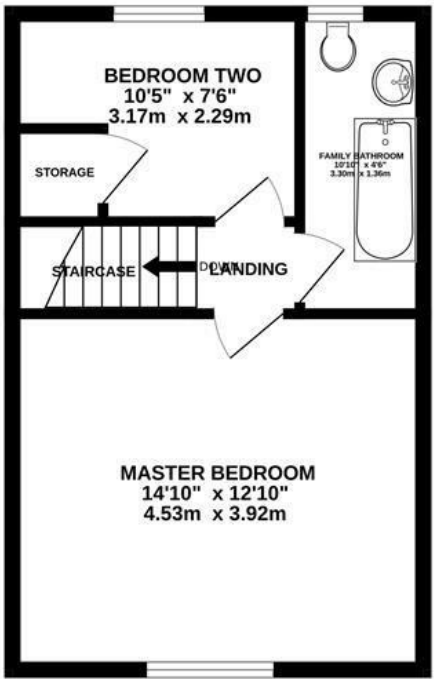


BEN ROSE

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

