



## Park Road, Adlington, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end terrace property, located in a much sought-after residential area of Adlington. This home would be ideal for first-time buyers looking to take their first step onto the property ladder. The property is situated just a ten-minute drive from Chorley town centre and is surrounded by superb local schools, shops, and amenities, along with nearby parks and scenic canal-side walking routes. Fantastic travel links are also available via local bus routes, Adlington train station, and the M6 and M61 motorways, making this an excellent location for commuters.

The home has recently undergone refurbishment to a high standard, including a newly fitted shower room, new front and rear doors, updated light fittings, new carpets throughout, and a newly installed boiler providing efficient and reliable heating.

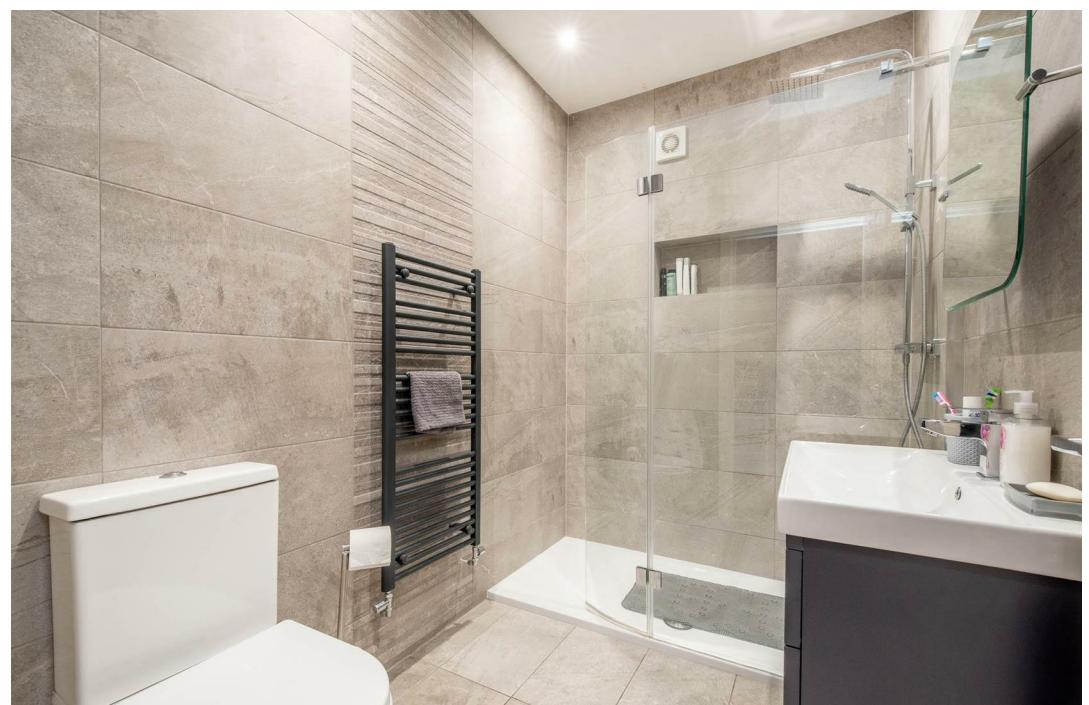
Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge which features a beautiful bay window overlooking the front aspect. The lounge flows seamlessly into the dining room, offering ample space for a large family dining table and housing the staircase to the upper level. From here, you will enter the modern kitchen. The kitchen offers ample storage with an integrated oven and hob, along with a single door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles. The stylish three-piece shower room completes this level.

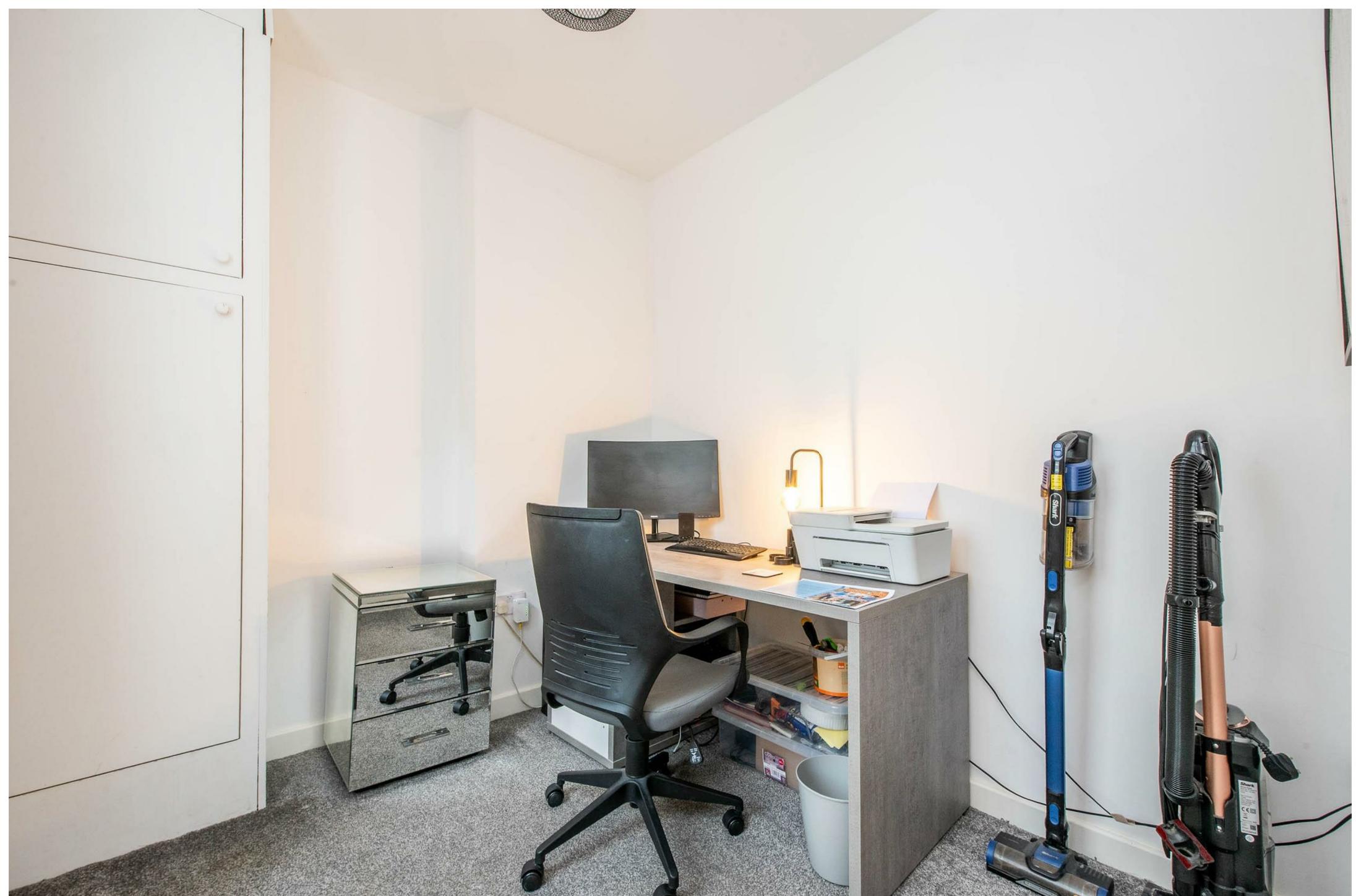
Externally, there is plenty of on-street parking to the front and side of the property. To the rear is a good-sized L-shaped garden, providing a low-maintenance outdoor space ideal for relaxing or entertaining.







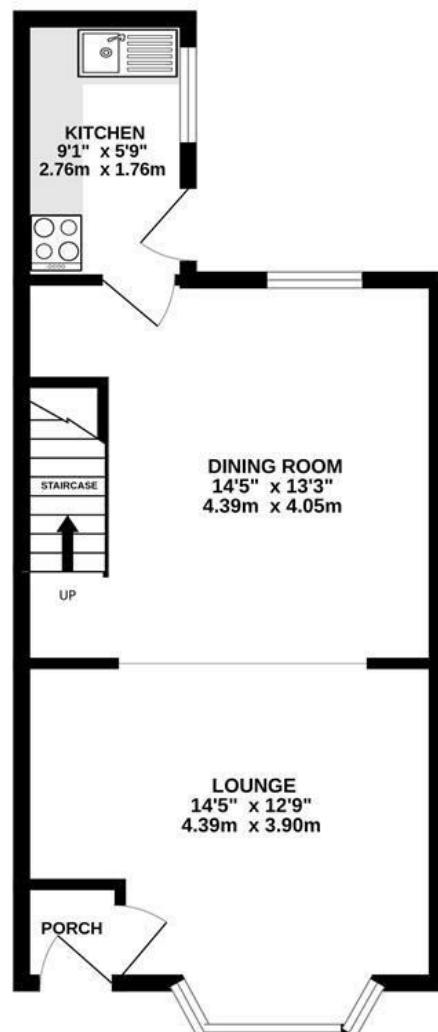




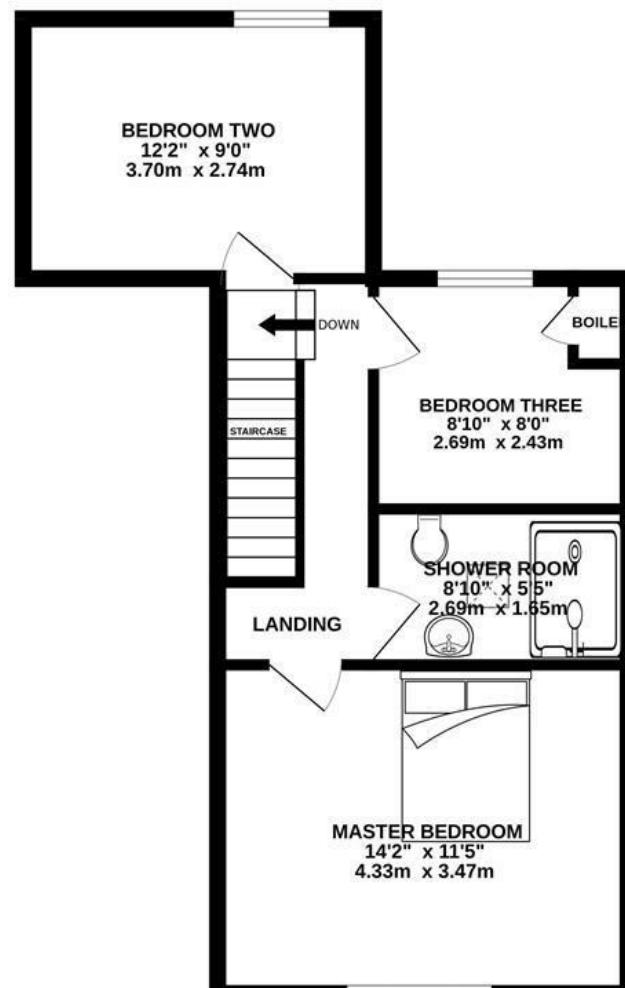


# BEN ROSE

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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 general guidance 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

