



## Park Road, Adlington, Chorley

Guide Price £115,000

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom, mid-terrace property located in the charming village of Adlington. This home is offered with NO ONWARDS CHAIN, making it an ideal opportunity for first-time buyers or as a buy-to-let investment. Situated within walking distance to local amenities and just a short drive to the town of Chorley, this property boasts excellent travel links via local bus routes and Adlington train station, providing direct routes to Manchester and Preston.

As you step into the ground floor, you are greeted by a welcoming entrance hall that leads you into the spacious front lounge. This room is filled with natural light thanks to its bay-fronted window, creating a bright and airy atmosphere. The lounge seamlessly flows into the dining room, which features the original stone floors and a charming fireplace, adding a touch of character to the space. Towards the rear of the home is the kitchen, equipped with an integrated fridge/freezer and oven, and providing convenient access to the rear yard.

Moving to the first floor, you will find an open landing leading to three good sized bedrooms. The floor also houses a four-piece family bathroom, complete with a separate bath and shower cubicle, catering to all your needs.

Externally, the property offers on-road parking to the front. To the rear, you will find a convenient yard, perfect for outdoor storage or a small seating area to enjoy the outdoors.

In summary, this charming mid-terrace home in Adlington presents a fantastic opportunity for first-time buyers or investors, with its spacious interiors, original features, and excellent location.

### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



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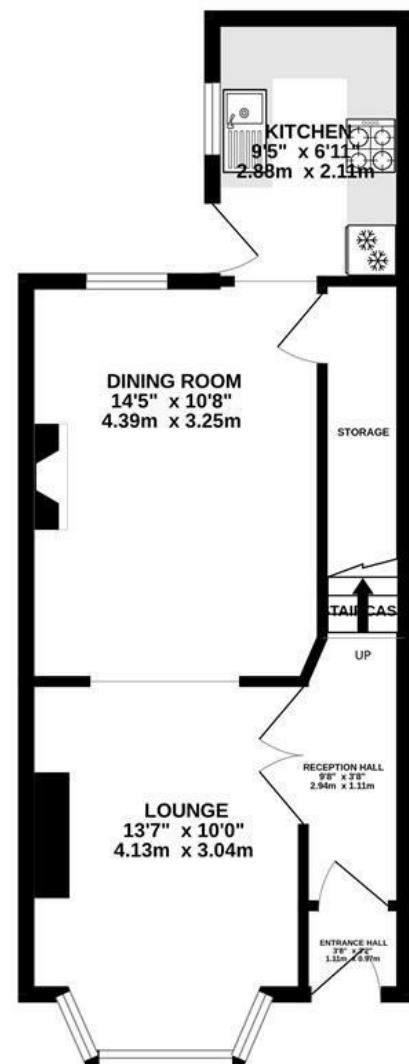
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# BEN ROSE

GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

