REDMAN CASEY ESTATE AGENTS

20 Freckleton Court, Adlington, Chorley, Lancashire, PR6 9FS

Offers In The Region Of £195,000

Three bedroom modern semi detached property located on this popular residential estate just outside Adlington town centre. The property built by Stewart Milne in 2019 offers excellent accommodation for a first time buyer or investment option as a buy to let. Modern facilities, parking and garden make this a property not to be missed.

- Three Bedrooms
- Generous Lounge
- Modern Development
- Fitted Kitchen/Breakfast Room
- Double Driveway
- EPC Rating B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located on this recently developed and highly desirable residential estate this three bedroom semi-detached property offers excellent accommodation comprising of entrance hall, cloak room w.c. fitted dining kitchen with integrated appliances, lounge with French doors to rear garden. To the first floor there are three bedrooms two of which double and family bathroom with three-piece white suite. Outside there is a private enclosed garden to rear and double driveway parking to the front. Ideally located for access to local amenities, shops, schools and rail inks for Manchester and beyond. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Built-in under-stairs storage cupboard, radiator, carpeted stairs to galleried first floor, door to:

WC
Two piece suite comprising, wash hand basin in vanity unit with cupboard under and mixer tap and low-level WC, radiator.

Kitchen/Breakfast Room 6'8" x 15'2" (2.04 x 4.62)
Fitted with a matching range of modern base and eye level units with underlighting and contrasting worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer, plumbing for washing machine, built-in fan assisted oven, four ring gas with extractor hood over, uPVC double glazed window to front, radiator.

Lounge 13'7" x 12'0" (4.14 x 3.66)
Double radiator, uPVC double glazed french doors to garden.

Landing
Door to:

Bedroom 1 10'3" x 11'5" (3.12 x 3.48)
UPVC double glazed window to front, built-in double wardrobe(s) with full-length mirrored sliding doors and hanging rails, radiator, sliding door.

Bedroom 2 8'6" x 10'4" (2.58 x 3.14)
UPVC double glazed window to rear, fitted double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator, sliding door, door to:

Bedroom 3 10'4" x 4'10" (3.15 x 1.47)
UPVC double glazed window to rear, radiator.

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Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin with mixer tap, WC with hidden cistern, full height ceramic tiling to three walls, uPVC frosted double glazed window to side, radiator.

Front
Frontage, car parking space two cars, double width tarmac driveway to the front.

Rear
Rear garden, enclosed by timber fencing to rear and sides, small paved patio with lawned area, gated access.

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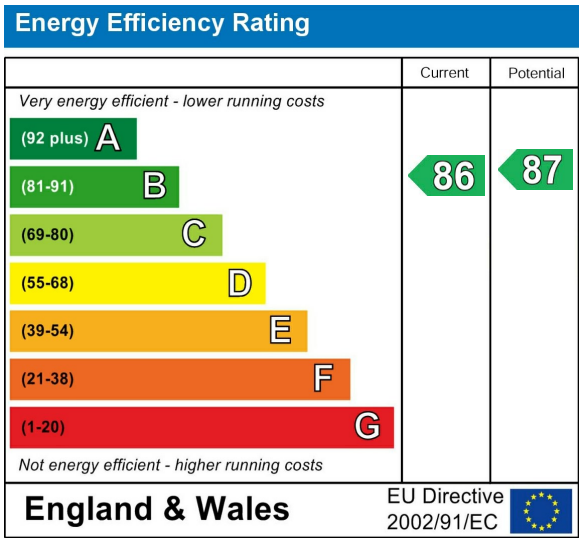

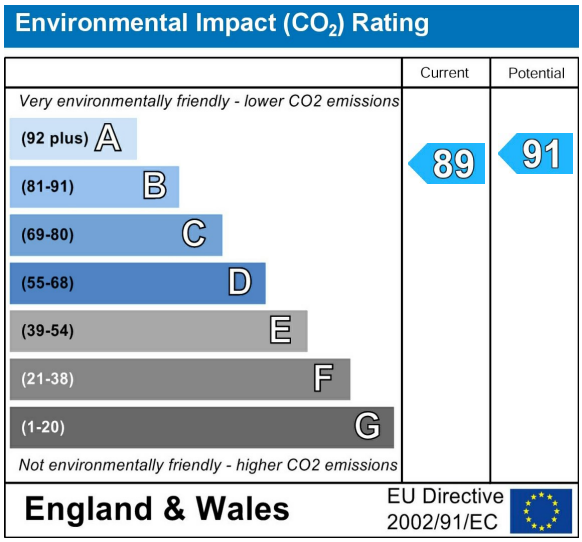

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