

REDMAN CASEY ESTATE AGENTS

79 Park Road, Adlington, Chorley, Lancashire, PR7 4JW



£145,000

Charming 2 bedroom mid terraced property, situated in a residential location close to local schools, shops and all local amenities. This well presented property benefits from double glazing, gas central heating and good outside space to the rear. Viewing is highly recommended.

- Two Bedroom
- Double Glazing
- Outside Space To Rear.
- Gas Central Heating
- Spacious Rooms

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Modernised 2two bedroom mid terraced property. Situated in the popular village location of Adlington. This charming spacious property comprises:- Lounge, kitchen diner. To the first floor there are two bedrooms and a family bathroom. Outside to the rear the property has a spacious enclosed garden space. This property also benefits from double glazing, gas central heating and is close to local schools, shops and all local amenities. With canals and countryside close by this property offers great life style options viewing is highly recommended.

Hardwood glazed door to:

Lounge 16'8" x 16'10" (5.07m x 5.14m)

UPVC double glazed window to front, decorative gas fire set in feature surround, double radiator, door to:

Kitchen/Diner 11'4" x 16'10" (3.46m x 5.14m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, wall mounted combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to rear, radiator, stairs, uPVC double glazed obscure door to rear, door to Storage cupboard.

Storage cupboard.

Bedroom 1 13'5" x 9'5" (4.10m x 2.87m)

UPVC double glazed window to front, radiator.

Bedroom 2 10'6" x 7'10" (3.21m x 2.40m)

UPVC double glazed window to front, radiator, door to:

Bathroom

Four comprising roll top bath with ornamental feet, separate power shower and glass screen, wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator.

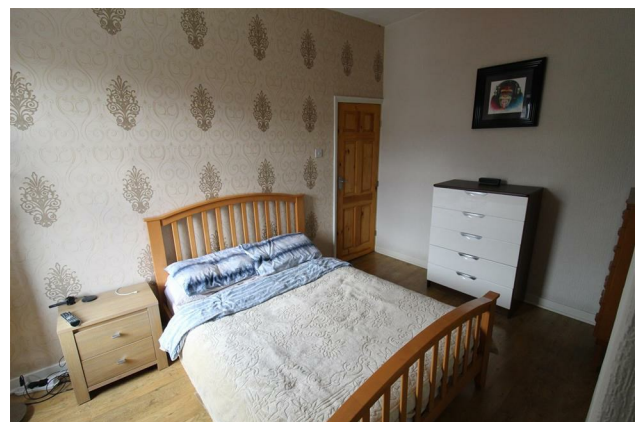
Landing

UPVC double glazed window to rear, door to:

Outside Rear

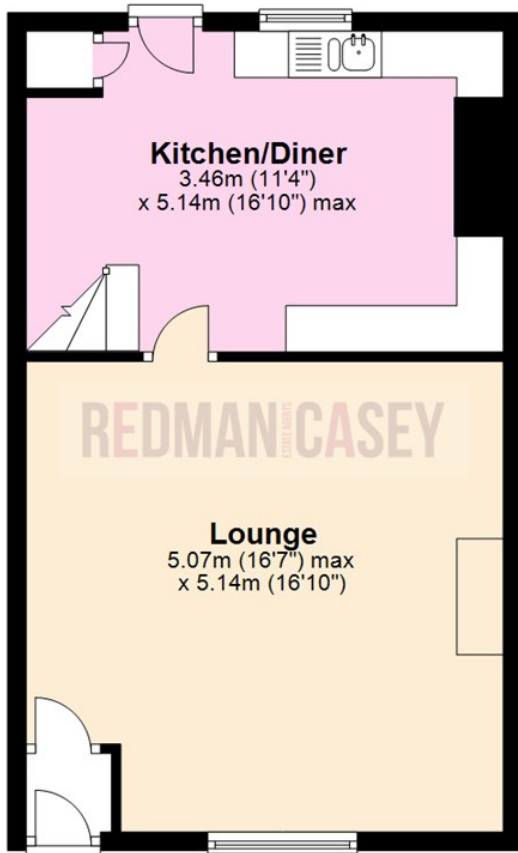
Large paved rear patio area with flower beds and mature planting, Fully enclosed access via rear wooden gate.





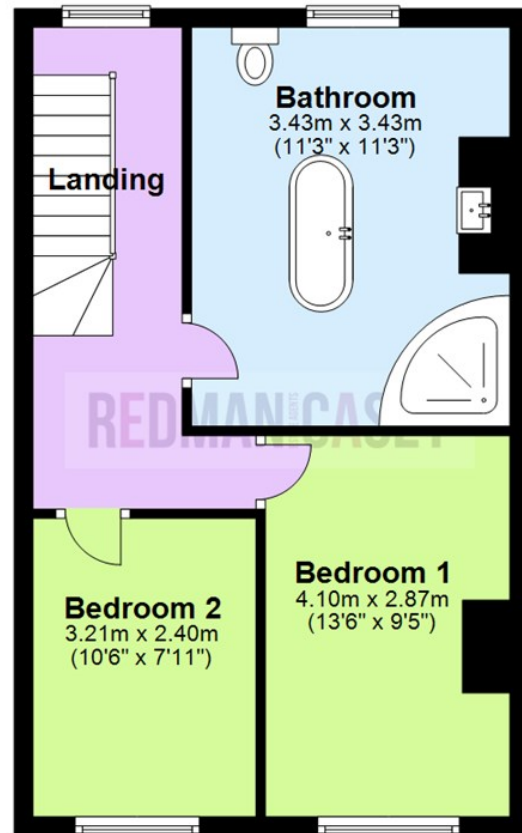
Ground Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 86.0 sq. metres (925.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

