

15 Windsor Avenue, Adlington, PR7 4JS



## Offers In The Region Of £190,000

Deceptively spacious and offering fantastic potential for expansion this three double bedroom mid terraced property must be viewed to appreciate everything that is on offer. Spacious lounge and dining kitchen three double bedroom and bathroom, large rear garden with brick built storage sheds and large patio area, ideally located for access to local amenities, shops and countryside walks, sold with no chain and vacant possession.

- 3 Double Bedrooms
- Spacious Lounge
- Large front and Rear Gardens
- EPC Rating TBC
- Large Dining Kitchen
- Expansion Potential
- No Chain & Vacant Possession
- Council Tax Band A



Situated within easy access of local amenities, shops, canal and countryside walks this superb property offers extensive accommodation with massive potential for expansion should the need arise. Currently the property comprises : Porch, lounge, large dining kitchen, to the the first floor there are three double bedrooms and a bathroom fitted with a three piece suite. Outside there are lawned gardens with mature shrub and flower borders to the front with potential to make driveway parking for 4 cars, to the rear is a private extensive garden with multiple patio area, gravelled garden and brick built storage sheds, this offers massive potential to expand to the rear without compromising the garden area, The property is sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

### **Porch**

Stairs to first floor, uPVC entrance door with matching glazed panels to sides, door to:

### **Lounge 18'0" x 10'3" (5.48m x 3.13m)**

UPVC double glazed box window to front, coal effect gas fire set in brick built surround and extended plinths for television to either side, double radiator, coving to ceiling, door to:

### **Kitchen/Diner 18'0" x 11'7" (5.48m x 3.53m)**

Fitted with a matching range of eye level cupboards with complementary round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge, built-in eye level electric fan assisted, four ring halogen hob with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to rear, built-in storage cupboard, two double radiators, vinyl flooring, part glazed stable door, door to built-in under-stairs storage cupboard.

### **Landing**

Window to rear, door to:

### **Bedroom 1 12'0" x 12'2" (3.66m x 3.71m)**

UPVC double glazed window to front, radiator, door to built-in airing cupboard housing, pre-lagged hot water tank. built-in over-stairs storage cupboard.

### **Bedroom 2 9'4" x 13'3" (2.84m x 4.03m)**

UPVC double glazed window to front, radiator, door to built-in over-stairs storage cupboard.

### **Bedroom 3 8'6" x 10'3" (2.59m x 3.12m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes fitted triple wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator.



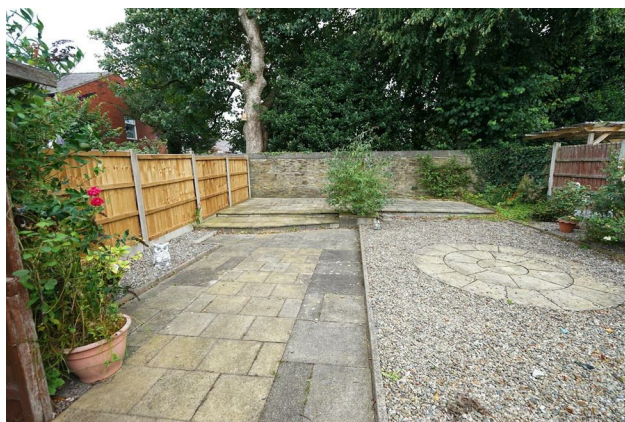
## Bathroom

Fitted with three piece coloured suite comprising deep corner panelled bath with electric shower over, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

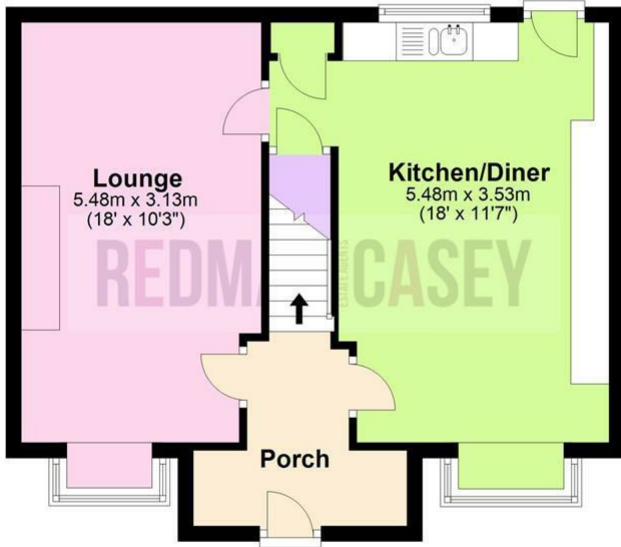
## Outside

Front garden with lawned, paved pathway leading to front entrance door and mature ornamental flower and shrub borders, enclosed by dwarf brick wall to front.

Private rear, enclosed by stone wall and timber fencing to rear and sides, multiple large paved sun patios, paved pathway with gravelled area and mature flower and shrub borders, aluminium greenhouse, brick-built storage shed, timber garden shed and brick built outhouse.



**Ground Floor**  
Approx. 45.8 sq. metres (493.3 sq. feet)



**First Floor**  
Approx. 48.6 sq. metres (523.5 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 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) <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>		
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