

12 Walton Street, Adlington, Chorley, Lancashire, PR7 4HG



Offers Over £90,000

Investment opportunity.

Two bedroom terraced cottage in a residential setting close to local shops, schools all amenities including Adlington Canal Basin. This property is in a superb location, in need of some cosmetic work, it benefits from gas central heating, double glazing and has great potential both as an investment or first time buyer.

- 2 Bedroom
- Double Glazing
- Investment Opportunity
- Gas Central Heating
- Residential Location

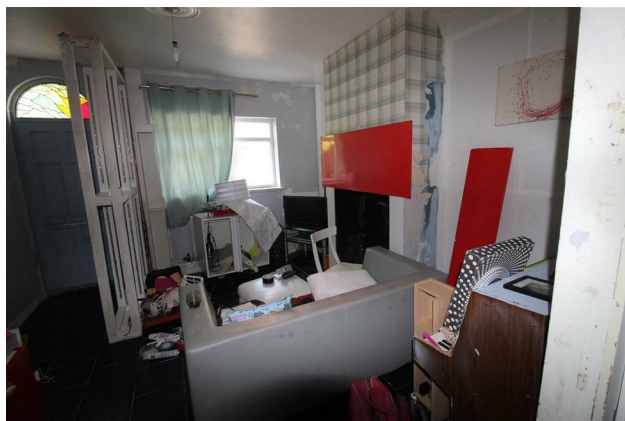


INVESTMENT OPPORTUNITY

Two bedroom terraced cottage situated in the heart of Adlington, close to local shops, schools and all local amenities including Adlington Canal Basin and the Leeds Liverpool Canal. The property comprises:-Lounge, dining kitchen, two bedroom and a bathroom to the first floor. The property is in need of some cosmetic work but benefits from gas central heating and double glazing. Would suit either first time buyers or investors. Viewing is advised.

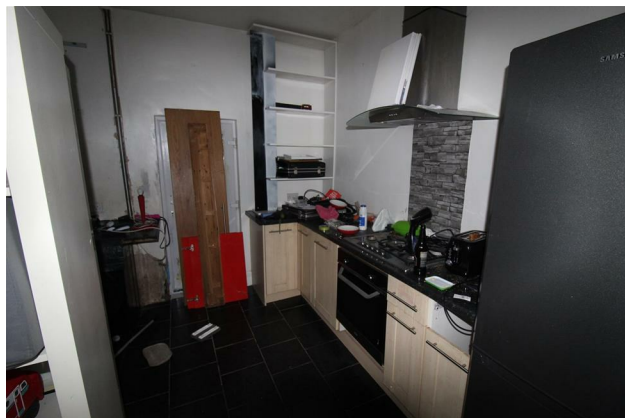
Lounge 13'3" x 12'4" (4.03m x 3.77m)

Window to side, uPVC double glazed window to front, electric fire set in surround, double radiator, open plan to:



Kitchen/Dining Room 10'8" x 12'4" (3.25m x 3.77m)

Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, built-in electric oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, radiator, double radiator, uPVC double glazed entrance door to rear.



Landing

Door to:

Bedroom 1 13'3" x 12'4" (4.03m x 3.77m)

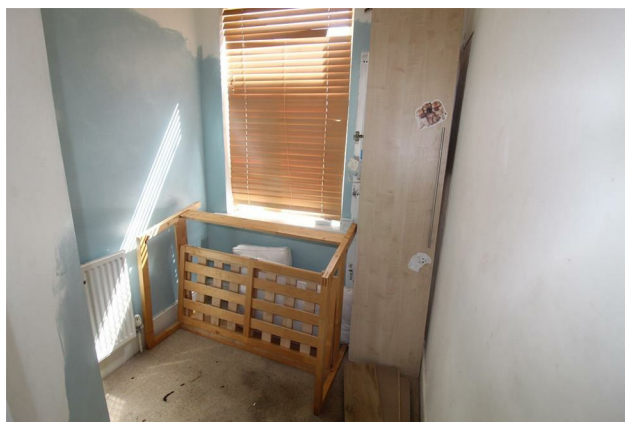
UPVC double glazed window to front, radiator, door to:

Bedroom 2 5'11" x 6'0" (1.80m x 1.84m)

UPVC double glazed window to rear, radiator.

Bathroom

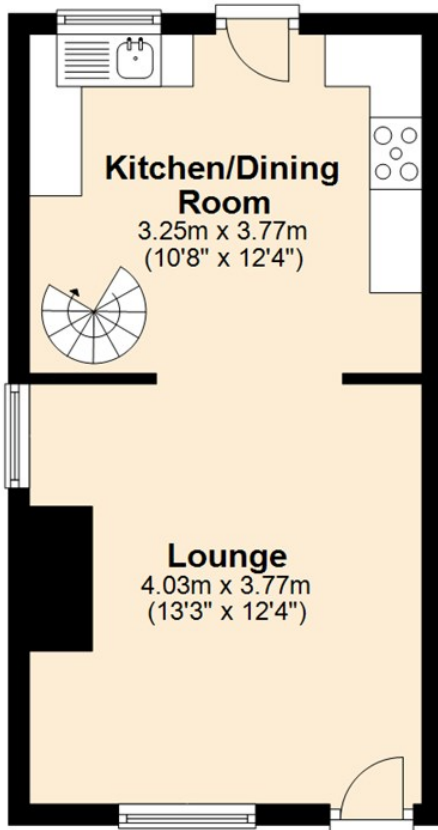
Three piece suite comprising jacuzzi bath with shower over, pedestal wash hand basin and low-level WC, ceramic and tiling to all walls, uPVC double glazed window to rear, heated towel rail.





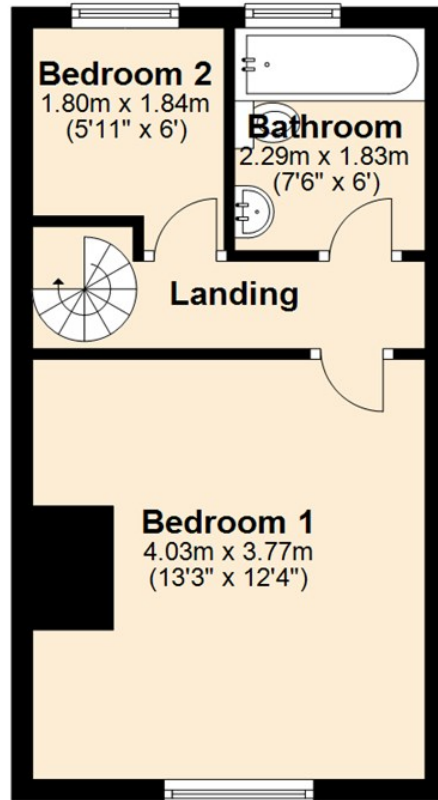
Ground Floor

Approx. 27.8 sq. metres (299.2 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 55.2 sq. metres (594.3 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		
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Not environmentally friendly - higher CO ₂ emissions		
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