

119 Fairview Drive, Adlington, Chorley, PR6 9ST



## Offers In The Region Of £55,000

Unique opportunity to get a foot on the housing ladder with this superb 2 double bedroom semi detached property. Sold as a shared ownership with People for Places (currently 25% with a rent of £409 per month). The property offers spacious accommodation situated within a small cul de sac in this highly popular residential location. Off road parking for 2 cars and large rear garden with patio and decking area. Viewing is essential to appreciate all that is on offer

- 25% Shared Ownership
- £409 Per Month Rent Payable
- 2 Double Bedroom Semi Detached
- Spacious Lounge
- Fitted Dining Kitchen
- Off Road Parking for 2 Cars
- Council Tax Band B
- EPC Rating C



Situated within this highly sought after area of Adlington this 2 bedroom semi detached is offered for sale as a shared ownership with the potential to buy extra shares from People for Places. Currently the share is 25% ownership and a rent payable of £409 per month. The property comprises: Entrance hall, cloakroom wc, spacious lounge, fitted dining kitchen. To the first floor there are two generous double bedrooms and bathroom fitted with a white three piece suite. Outside there are open plan gardens to the front with double driveway and private gardens to the side and rear with large patio and timber decking area leading to a spacious lawn with shrub borders.. Ideally located within a cul de sac on this prominent development in the heart of Adlington close to local amenities, shops and schools. Viewing is essential to appreciate all that is on offer.

### Entrance Hall

Double radiator, laminate flooring, carpeted stairs to first floor landing, double glazed entrance door, door to:

### Lounge 13'1" x 10'6" (4.00m x 3.21m)

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

### Kitchen/Diner 9'3" x 17'9" (2.83m x 5.41m)

Fitted with a matching range of cream base and eye level units with drawers and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, ceramic tiled flooring, wall mounted gas boiler serving heating system and domestic hot water, double glazed door to garden, door to:

### WC

UPVC double glazed window to side, fitted with two piece suite comprising, corner wall mounted wash hand basin with tiled splashback and low-level WC, double radiator.

### Landing

UPVC double glazed window to side, built-in airing cupboard housing, factory lagged hot water cylinder, door to:

### Bedroom 1 8'8" x 17'9" (2.64m x 5.41m)

Window to front, uPVC double glazed window to front, built-in over-stairs storage cupboard, double radiator, door to:

### Bedroom 2 13'9" x 10'7" (4.19m x 3.22m)

UPVC double glazed window to rear, radiator.





## Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower over and folding glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to three walls, extractor fan, shaver point, uPVC frosted double glazed window to rear, double radiator, ceramic tiled flooring.

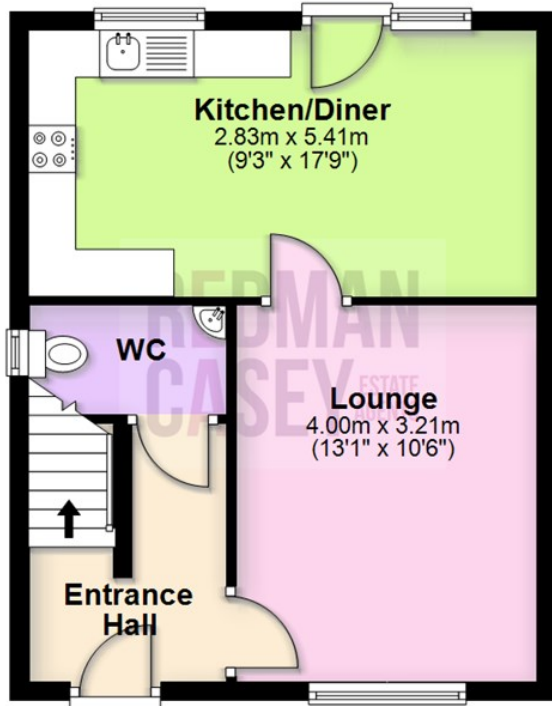
## Outside

Open plan front garden, double width driveway to the front car parking space for two cars with mature flower and shrub borders. Private mature rear garden with paved patio and lawned area with shrub borders, large timber decking area.



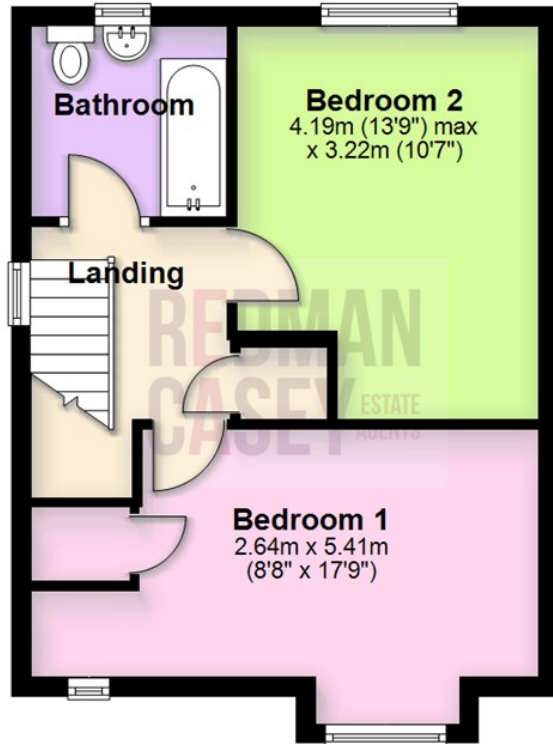
### Ground Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



### First Floor


Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 75.7 sq. metres (814.4 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>70</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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>		
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Not environmentally friendly - higher CO2 emissions		
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