

**15 Freckleton Court, Adlington, Chorley, PR6 9FS**



**Offers Over £160,000**

A stunning mews home offered in immaculate order throughout finished to a high standard with entrance hall, kitchen diner, W.C., spacious lounge with views over the rear gardens, landing providing access to two double bedrooms, a three piece bathroom and useful study. Early viewing is essential to fully appreciate

- Stunning Condition
- Two Double Bedrooms
- Allocated Parking
- Lounge & Kitchen Diner
- Study/Nursery
- EPC Rating B



Positioned on Freckleton Court, Adlington a modern development this simply stunning mews home briefly comprising entrance hall, W.C., kitchen diner, lounge with views over the rear gardens, landing providing access to two double bedrooms both with fitted wardrobes, study/nursery and modern three piece bathroom suite. Externally low maintenance garden and patio to front and rear with additional allocated parking for two cars. The property newly built around 2017 is set within reach to local amenities in the villages of Adlington and Horwich and accessible to transport links, train stations and motorway access. Internal viewing is highly recommended to fully appreciate.



#### **Hall**

Door to hall with stairs rising to upper level, doors lead to further accommodation, door to W.C., wall mounted radiator.

#### **WC**

Two piece suite comprising low level W.C., vanity wash basin.

#### **Kitchen/Diner 15'2" x 6'5" (4.62m x 1.96m)**

Access from the hall to modern fitted kitchen diner with a range of wall and base units with contrasting work surfaces, single & quarter drainer sink with mixer tap, integrated oven with four hob gas burner and overhead extractor, plumbed for washing facilities, integrated fridge freezer, space for dining, power points, wall mounted radiator, double glazed window to front aspect.



#### **Lounge 12'0" x 13'5" (3.65m x 4.08m)**

Access from hall to lounge with power points, wall mounted radiator, upvc and glass panelled doors to rear overlooking the gardens.



#### **Landing**

Stairs rise to first floor landing, doors lead to further accommodation.

#### **Bedroom 1 11'6" x 11'3" (3.51m x 3.44m)**

Accessed from the landing with double glazed window to front aspect, power points, wall mounted radiator, fitted wardrobes with sliding mirrored doors.

#### **Bedroom 2 10'4" x 9'7" (3.16m x 2.92m)**

Second bedroom with double glazed window to rear, power points, wall mounted radiator, fitted wardrobes providing storage and hanging space.

#### **Study 10'4" x 4'10" (3.16m x 1.48m)**

Double glazed window to rear, power points, wall mounted radiator, well utilised as a study/office or nursery.



## Bathroom

Modern contemporary suite with vanity wash basin with under storage, low level W.C., panelled bath with shower over and screen. wall mounted radiator.

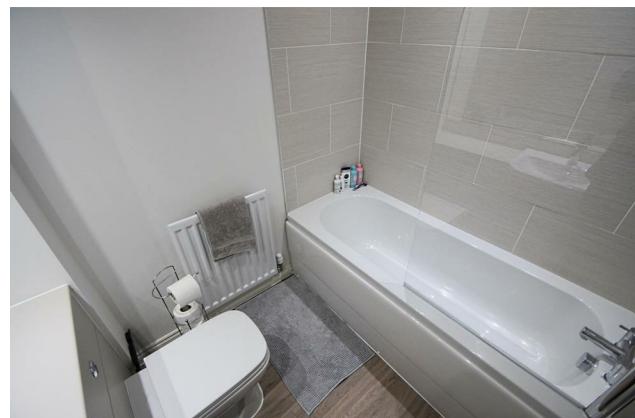


## Outside

### Outside

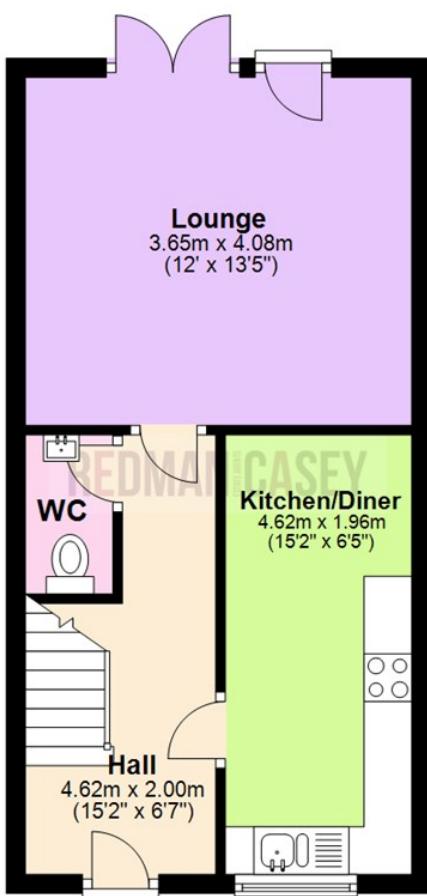
To the front aspect a low maintenance garden area with stone flagged path leading to front door

To the rear a stone flagged patio and lawn with traditional borders. There are also two allocated parking space to the rear.



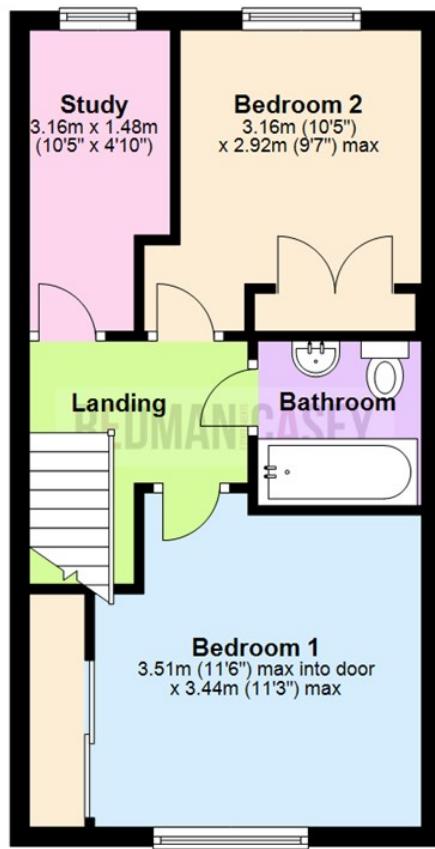
## Ground Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 68.4 sq. metres (736.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A	90	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

