



Total area: approx. 107.5 sq. metres (1157.3 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**43 Beech Avenue, Anderton, Chorley, Lancashire, PR6 9PQ**

Superb detached true bungalow situated in this highly sought after location in Adlington. Ideally located for access to local amenities, shops, schools and countryside, the bungalow offers excellent accommodation with the potential for expansion either sideways or up subject to the relevant approvals. The property occupies a corner plot and benefits from established gardens to three sides, extensive driveway and garage 3 bedrooms 2 reception rooms fitted kitchen and 2 shower rooms. Viewing is essential to appreciate all that is on offer.

**Offers In The Region Of £375,000**





If it's a detached true bungalow that you are looking for or that property that offers space and potential for expansion then this could be the one for you. Tucked in a corner plot on this highly sought after road in Adlington this former 4 bedroom detached bungalow offers space and condition rarely found. The property comprises: Porch, hallway, lounge dining room( was bed 3) leading to a superb conservatory, fitted kitchen, 3 bedrooms and 2 shower rooms. Outside there are gardens to three side and extensive block paved driveway leading to a garage. Not overlooked to the rear the property offers potential for expansion to either the side or into the roof space subject to consent. Ideally located for all local amenities, shops, schools and is on the edge of open countryside along with transport links for road and rail. Viewing is essential to appreciate the size and condition on offer.

**Porch**  
Composite double glazed entrance door, door to:

**Entrance Hall**  
Radiator, door to:

**Shower Room**  
Fitted with three piece coloured suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, vinyl flooring.

**Lounge**  
17'6" x 13'0" (5.33m x 3.95m)  
UPVC double glazed window to front, living flame effect electric fire set in ornate marble surround, double radiator, coving to ceiling.

**Kitchen**  
7'2" x 13'0" (2.19m x 3.95m)  
Fitted with a matching range of cream base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, fridge and freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed side door to garden, door to:

**Side Porch**  
Window to side, window to front, uPVC double glazed door to garden, door to:

**Dining Room**  
12'1" x 9'5" (3.68m x 2.86m)  
Radiator, coving to ceiling, uPVC double glazed patio doors, door to:

**Conservatory**  
Brick construction with uPVC double glazed windows, uPVC double glazed roof windows, power and light connected, window to rear, three windows to side, electric radiator, ceramic tiled flooring, two wall lights, double door, door to:

**Bedroom 1**  
11'2" x 14'2" (3.41m x 4.33m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, bedside cabinets and drawers, radiator, coving to ceiling.

**Bedroom 2**  
12'1" x 10'4" (3.68m x 3.16m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in triple wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, door to:



**Shower Room**  
Fitted with three piece modern white suite comprising double shower enclosure with rainfall and hand held shower over, wet wall panelling to shower area, glass screen, pedestal wash hand basin, low-level WC and full height ceramic tiling to three walls, heated towel rail, built-in double boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water and additional shelving, vinyl tiled flooring, UPVC panelled ceiling with recessed spotlights, door to:

**Bedroom 3**  
8'8" x 7'1" (2.65m x 2.15m)  
UPVC double glazed window to rear, radiator.

**Garage**  
Attached single garage with power and light connected, uPVC double glazed window to side, remote up and over door, side door to garden.

**Outside**  
Mature front garden, enclosed by dwarf brick wall and timber fencing to front and sides with slate chipping area and



mature flower and shrub borders, side gated access, extensive block paved driveway to the front and side leading to garage and parking for three cars, security lighting. Private side and rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, timber summerhouse, paved pathway, outside cold water tap, security lighting, and power socket, rear gated access.