REDMAN CASEY ESTATE AGENTS

36 Anglezarke Road, Adlington, Chorley, PR6 9PZ

Offers In The Region Of £240,000

Well presented and extended semi detached bungalow set on a quiet cul de sac in this highly popular area of Adlington. Offering excellent accommodation with two spacious reception rooms along with two double bedroom both with fitted wardrobes, fitted kitchen and shower room adapted for a disabled person. Viewing is essential to appreciate all that is on offer sold with no chain and vacant possession.

- Extended Semi Detached Bungalow
- Fitted Kitchen
- No Chain
- EPC Rating D
- 2 Reception Rooms
- Disabled Adapted Shower Room
- Vacant Possession
- Council Tax Band C

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Ideally located for access to a variety of amenities, walks and transport links this extended semi detached bungalow offers excellent accommodation comprising :- Porch, lounge, bedroom 2 with fitted wardrobes, hallway, fitted kitchen, shower room / wet room with disabled access shower area, bedroom 1 with built in wardrobes and access via a pull down ladder to a fully decorated loft room, dining area open plan to a sitting room over looking rear garden, Outside there is an extensive resin bound driveway to the front and side leading to a garage with power. light and a remote up and over door, Rear garden with paved patio and well stocked shrub borders. Viewing essential to appreciate all that is on offer sold with no chain and vacant possession.

Porch
Built-in storage cupboard, Composite double glazed entrance door, door to:

Lounge 15'5" x 11'10" (4.70m x 3.60m)
UPVC double glazed window to front, electric fire set in timber surround and marble effect inset and hearth, radiator, coving to ceiling, door to:

Bedroom 2 11'6" x 9'10" (3.50m x 3.00m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails and shelving, fitted matching dressing table, vanity mirror and drawers, radiator, laminate flooring.

Hall
Door to:

Kitchen 8'8" x 9'10" (2.64m x 3.00m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, composite sink unit with single drainer, mixer tap and tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to side, vinyl flooring.

Bedroom 1 12'10" x 10'9" (3.92m x 3.27m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator, laminate flooring, access to fully boarded loft room accessed via a pull down timber ladder, stairs.

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Wet Room
Fitted with two piece suite comprising disabled access shower area with seat and grab rails, inset wash hand basin in vanity unit with cupboards under, mixer tap, mirror and shaver point and light, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan.

Dining Area 9'4" x 11'1" (2.84m x 3.38m)
UPVC double glazed window to side, radiator, laminate flooring, opening sitting room, door to:

Sitting Room 17'5" x 9'10" (5.30m x 2.99m)
Two uPVC double glazed windows to side, two double radiators, laminate flooring, uPVC double glazed french doors to garden, door to:

Loft Room 11'10" x 10'4" (3.60m x 3.14m)
UPVC double glazed window to rear, built-in storage cupboard, double door, door to Storage cupboard, built-in storage cupboard.

Outside
Front garden, extensive driveway to the front and side leading to garage and with car parking space for two three cars, enclosed by dwarf brick wall and timber fencing to front and sides, outside cold water tap, courtesy lighting.
Rear garden, enclosed by brick wall and timber fencing to rear and sides, paved sun patio, mature flower and shrub borders.

Garage
Attached single garage with power and light connected, remote-controlled up and over door.

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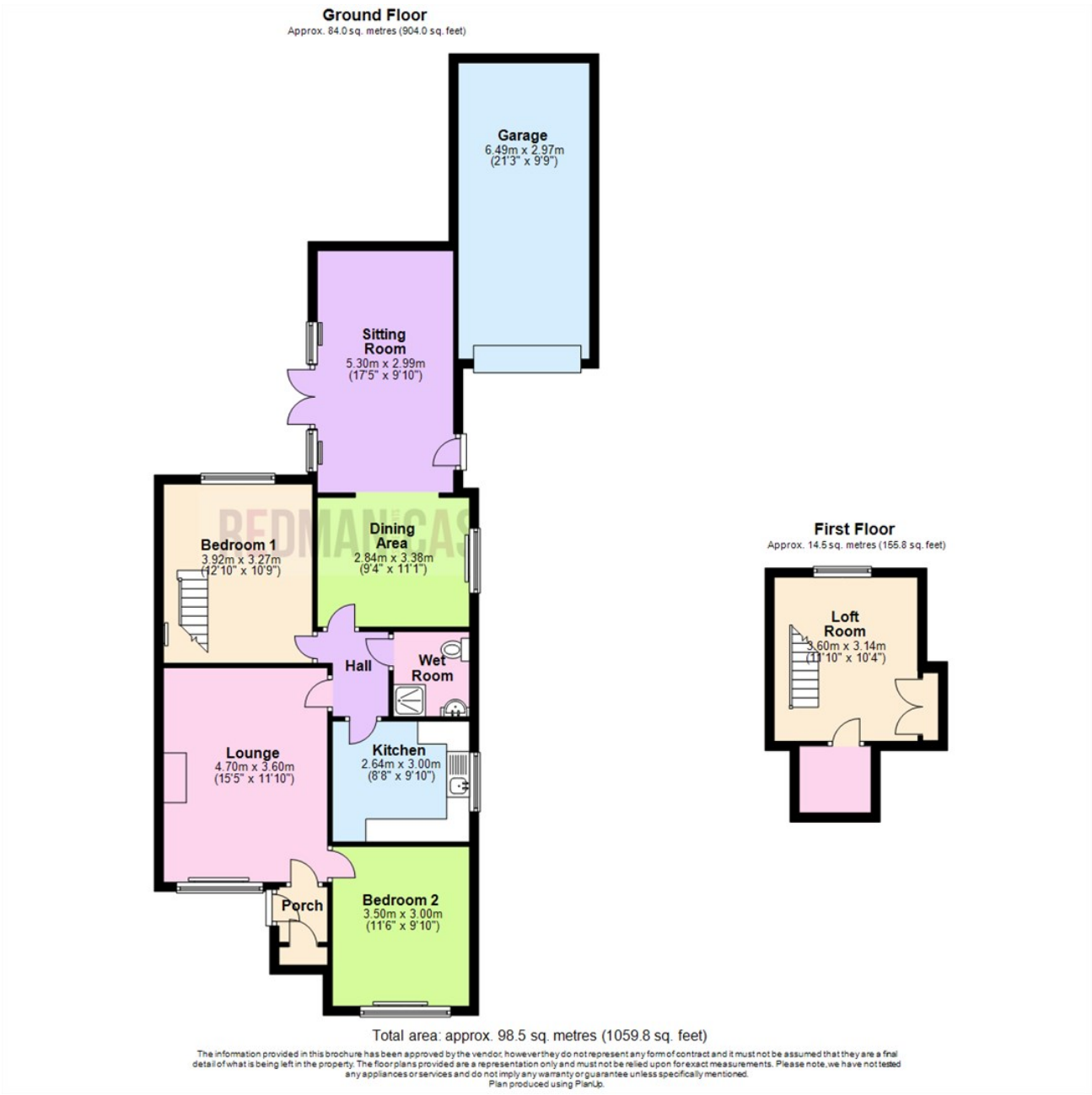
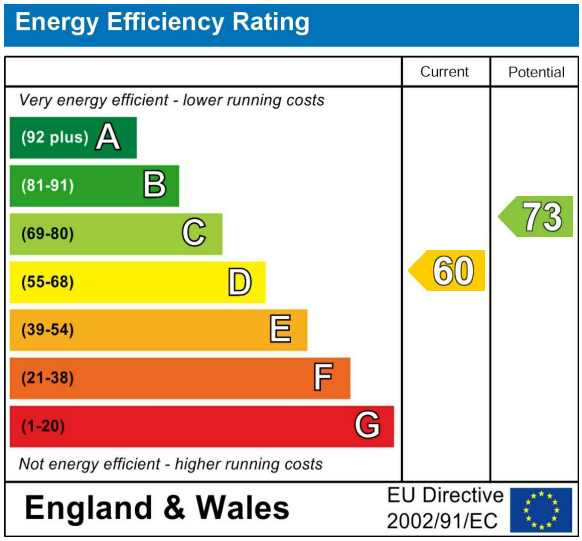
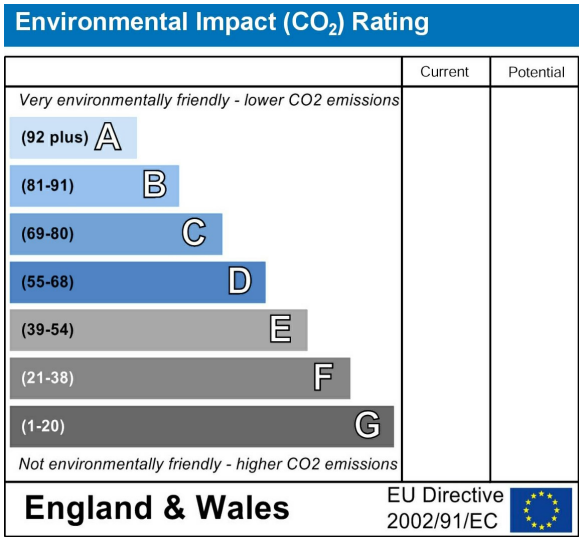


Total area: approx. 98.5 sq. metres (1059.8 sq. feet)

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.





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