



Tenure: Leasehold 999 years from 24/02/1893

Council Tax Band: A

EPC Rating: D

## PARK ROAD, ADLINGTON

- Three Bedroom End Stone Terrace
- Two Reception Rooms and Kitchen Extension and Utility
- Ideal FTB or BTL Investment Property
- Internal Cosmetic Work Required - Ready To Put Own Stamp On It

# Offers Over



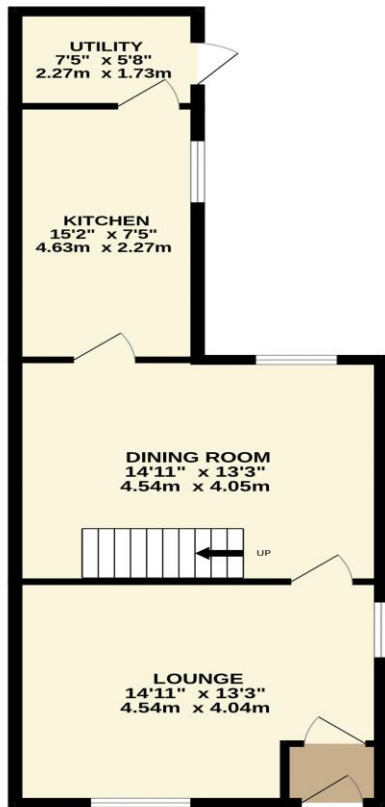
# Regency



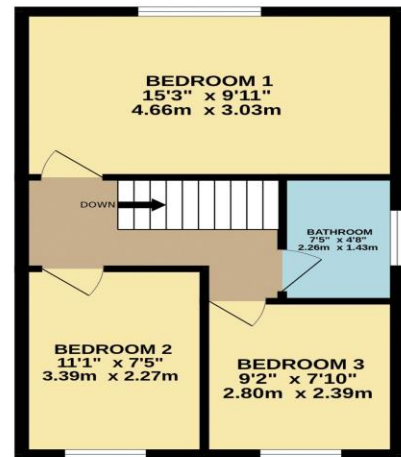
**\*\*SPACIOUS END TERRACED HOME IN CENTRE OF ADLINGTON WITH WELL SIZED GARDEN\*\*** Ideal BTL or FTB Home - Excellent Potential - Rear Utility - No Chain & Vacant Possession - Short Distance to Adlington Station & Centre Are you looking for your ideal first home in Adlington ready to put your own stamp on? Then look no further than this stone fronted three bedroom end terraced home on the popular Park Road, in the centre of Adlington. The property has been a family home for a number of years and has benefitted from new composite doors and new windows. The property requires cosmetic overhaul and is ready for the new owners to put their own stamp on it, it is deceptively spacious boasting two reception rooms, kitchen extension and a well sized garden. The home is within walking distance to Adlington centre with its wealth of local shops and restaurants and only a short drive to Adlington train station with access into Manchester. Chorley Town Centre, M61 motorway, Middlebrook Retail park, well renowned schools and Rivington countryside are all within driving distance, it really is the best of both worlds! The property comprises; entrance hallway opening into the spacious lounge with feature fireplace and window to the front. Dining area with high ceilings, window to the rear, staircase and access to the kitchen. The spacious kitchen to the rear with range of wall and base units, door to the garden and access to the utility area with plumbing available. Upstairs there are three good sized bedrooms including large double to the front with built in wardrobes and views to the rear. They are complimented by a modern three piece bathroom suite with bath and overhead shower. Externally the garden offers low maintenance paved area with ample space for entertaining long into the evening. End terraced offerings this space, potential and this size garden rarely come on the market in Adlington. Please call the office to arrange a viewing.



GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE  
29 Lee Lane  
Horwich  
Bolton  
Lancashire  
BL6 7AY

T: 01204 695919  
E: sales@regencystates.co.uk  
W: www.regencystates.co.uk

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