

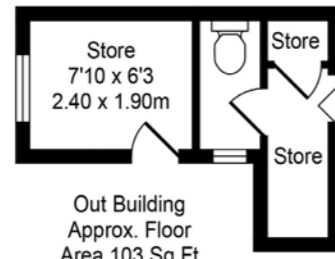


Ormskirk: 01695 570102
arnoldandphillips.com

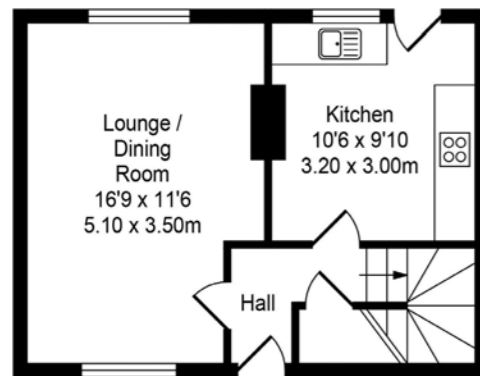
Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

Total Approx. Floor Area 861 Sq.ft. (79.97 Sq.M.)

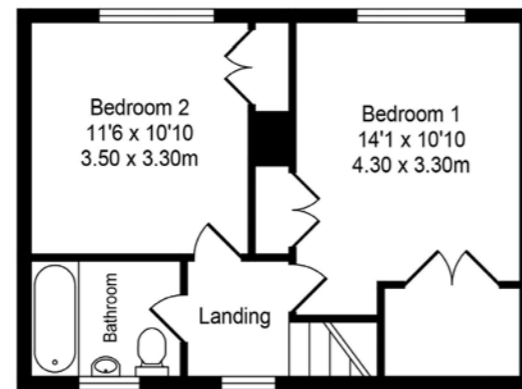
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Out Building
Approx. Floor
Area 103 Sq.Ft
(9.53 Sq.M.)



Ground Floor
Approx. Floor
Area 355 Sq.Ft
(33.00 Sq.M.)



First Floor
Approx. Floor
Area 403 Sq.Ft
(37.44 Sq.M.)



Tenure: We are advised by our client that the property is
Council Tax Band:

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



A Fantastic Renovation Opportunity Awaits! Presenting an exceptional renovation opportunity, this superb two-bedroom property offers the perfect canvas to create your forever home. Currently providing comfortable accommodation, it is ideal for first-time buyers or those looking to downsize. This home boasts sizeable gardens along with an outbuilding at the rear, which can be utilised for a variety of purposes. Whether you envision a workshop, studio, or additional storage, the possibilities are endless. The prime location is a key feature of this property, located just a short stroll from a wealth of local shops and amenities in the charming village of Adlington.

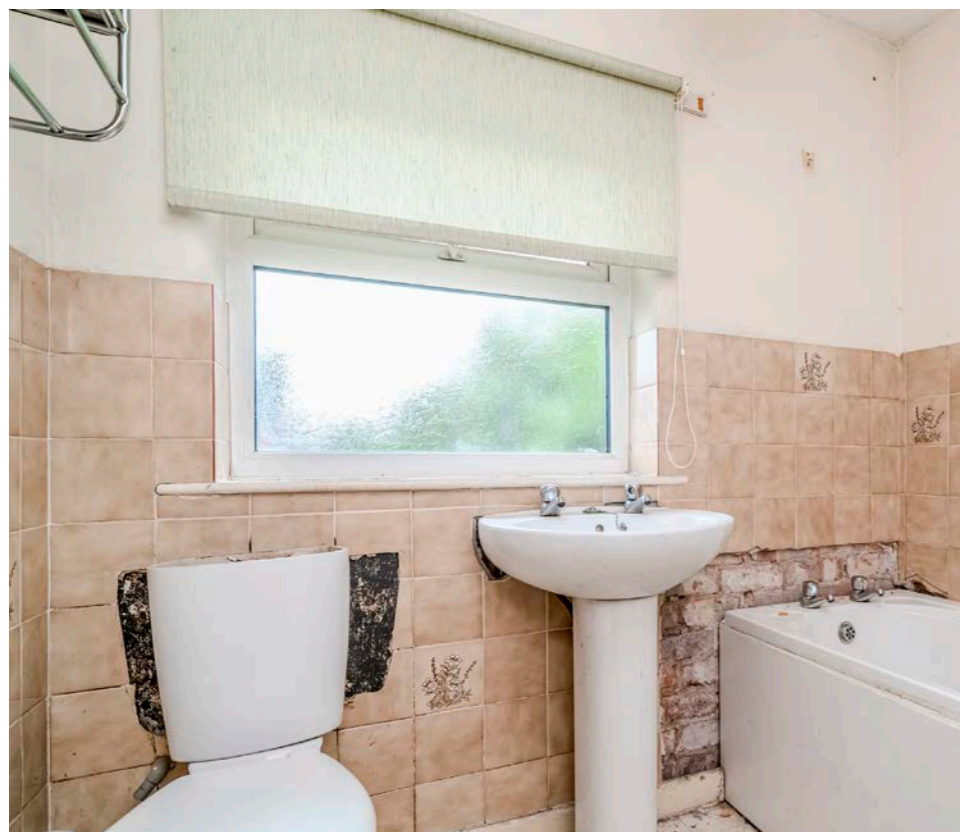
The area is also home to several bars and eateries, including the latest additions of an ale house and a gin bar. For those who commute, the village benefits from excellent transport links, offering easy access to the motorway network at junction 6 of the M61 or the nearby railway station, which connects you seamlessly to major commercial hubs such as Manchester and Preston. After a busy day, residents can enjoy the tranquil local countryside or take a leisurely walk along the Leeds Liverpool Canal, perfect for unwinding and relaxing. The property is in need of updating and ready for someone to put their own stamp on it.

Upon entering, you are welcomed by an entrance hallway leading to the ground floor layout. The generous 18'9 lounge features a cosy fireplace with an inset fire, ideal for relaxation or entertaining. The adjoining kitchen includes a comprehensive range of wall and base units and ample space for white goods.

On the first floor, you will discover two spacious double bedrooms, along with a fully tiled bathroom equipped with a three-piece suite, comprising of a WC, pedestal wash hand basin, and panelled bath.

Externally, the property has gardens to the front and rear and the outbuilding provides additional outdoor storage and includes the added benefit of an outdoor WC. Don't Miss Out!





KEY FEATURES

- Semi Detached Property
- Two Bedrooms
- Circa 861 Square Feet
- Fantastic Potential
- Great First Time Buy
- Gardens to Front and Rear
- Village Location
- Good Transport Links



