



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Railway Road, Adlington, PR6 9RB

Offers Over £190,000

FANTASTIC TWO BEDROOM PROPERTY BURSTING WITH POTENTIAL

This two bedroom mid terrace property is being welcomed to the property market in a well regarded area of Adlington. Boasting a cosy reception room, bright and spacious kitchen/dining area with access to a utility room and conservatory overlooking the garden. Also having two generously sized bedrooms, this property with some cosmetic updating would be perfect for a couple looking to put their own stamp on the perfect home. Situated conveniently close to local shops and amenities, as well as bus routes to neighbouring towns. Its a home not to be missed!

The property comprises briefly; entrance via the vestibule into a welcoming reception room that houses the staircase to the first floor and door to the kitchen/dining area. The kitchen is fitted with a breakfast bar, ample dining space and flows through to the utility room that has a door to the yard and leads on to the conservatory. The first floor landing houses doors on to two generously sized bedrooms and a four piece bathroom. Externally, to the rear of the property is an enclosed flagged patio with bedding areas. The front of the property has an enclosed forecourt.

Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Railway Road, Adlington, PR6 9RB

Offers Over £190,000



- Mid Terraced Property
- Contemporary Fitted Kitchen/Dining Area
- Bursting with Potential
- EPC Rating TBC
- Two Bedrooms
- Added Conservatory
- Tenure Freehold
- Four Piece Bathroom
- Spacious Interiors
- Council Tax Band B

Ground Floor

Entrance Vestibule

UPVC double glazed frosted front door, two hardwood double glazed leaded windows and hardwood double glazed leaded door to reception room.

Reception Room

14'5 x 12'6 (4.39m x 3.81m)

UPVC double glazed frosted front door, UPVC double glazed bay window, central heating radiator, exposed beams, three feature wall lights, television point, cast iron log burning stove, open access to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'9 x 11'6 (4.50m x 3.51m)

Two UPVC double glazed windows, two central heating radiators, coving to ceiling, mix of wood panel wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for dishwasher and fridge freezer, breakfast bar, tiled flooring and door to utility.

Utility

7'3 x 5'7 (2.21m x 1.70m)

Plumbing for washing machine, tiled flooring, open to conservatory and UPVC double glazed frosted door to rear.

Conservatory

10'1 x 5'1 (3.07m x 1.55m)

UPVC double glazed windows, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

Loft access, doors leading to two bedrooms and bathroom.

Bedroom One

14'2 x 9'5 (4.32m x 2.87m)

UPVC double glazed window, television point and fitted wardrobes.

Bedroom Two

11'6 x 8'5 (3.51m x 2.57m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bathroom

8'3 x 5'9 (2.51m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, walk-in direct feed shower, spotlights, fully tiled elevations, shaving point and wood effect flooring.

Exterior

Rear

Enclosed yard.



Tel: 01257447602

www.keenans-estateagents.co.uk