



## **Chester Place, Adlington, Chorley**

**Offers Over £189,995**

Ben Rose Estate Agents are pleased to present to market this delightful, three bedroom, semi-detached property situated in the ever-popular village of Adlington, Chorley. This would be an ideal home for a first-time buyer, boasting easy travel links to nearby towns via the M6 and M65. The village offers convenient amenities such as shops and pubs, making it a desirable location for families and professionals alike.

As you step into the spacious entrance hall, you are greeted with access to all ground floor rooms. To the right, the staircase leads to the upper floors, while to the left, the hallway opens up to the generously sized lounge/diner. This welcoming space features an electric feature fireplace, perfect for cozy evenings, and a large front-facing window that floods the room with natural light. There is ample room for a three-piece sofa set and a family dining table. French doors provide access to the conservatory, offering a versatile space currently utilised as a dining room and providing direct access to the garden. Completing the ground floor is the modern kitchen, boasting ample wall and base units, integrated appliances, and convenient access to the garden.

Ascending to the first floor, you will find three well-appointed bedrooms. The master bedroom and bedroom three benefit from fitted wardrobes or integrated storage, maximizing the use of space. The family bathroom, features a bath with an over-the-bath shower and is complemented by an airing cupboard.

Externally, the property offers ample parking with a large driveway capable of accommodating two cars off-road. To the rear, a good-sized garden awaits, paved throughout for easy maintenance and featuring tall fencing for privacy. There is plenty of space for outdoor furniture and a shed, making it an ideal spot for outdoor entertaining or relaxation.

Additional key features include a new boiler installed in 2020, and a fully boarded loft with a pull-down ladder, offering ideal storage solutions or potential for conversion.



















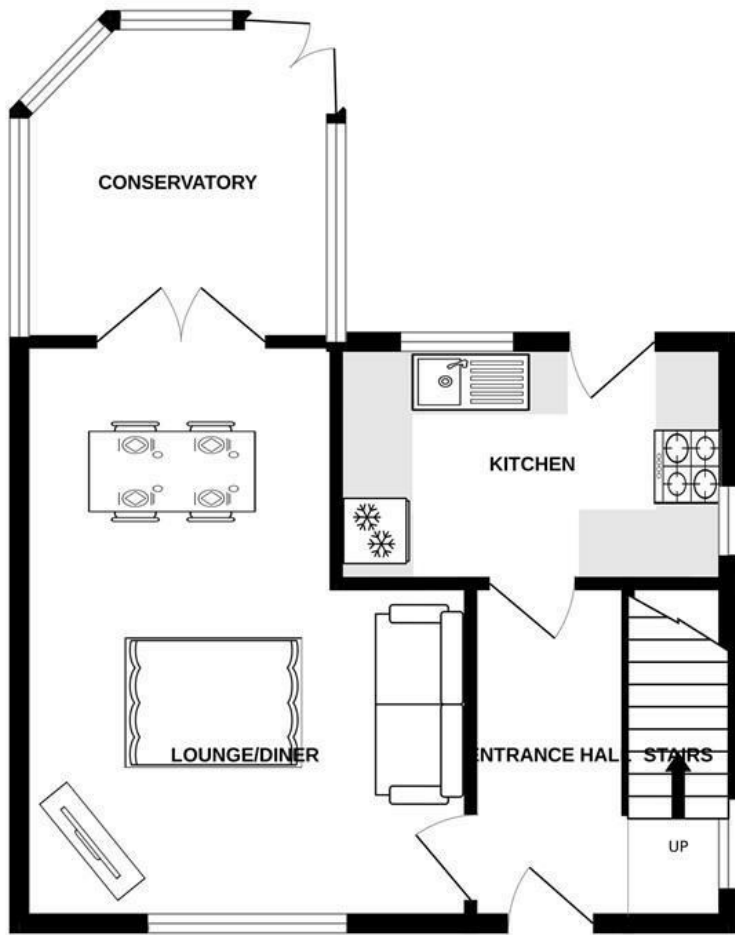




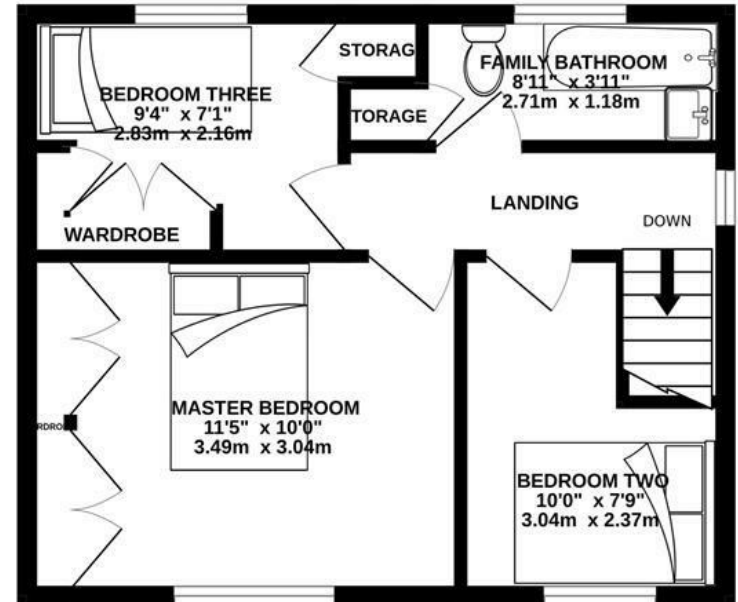




GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



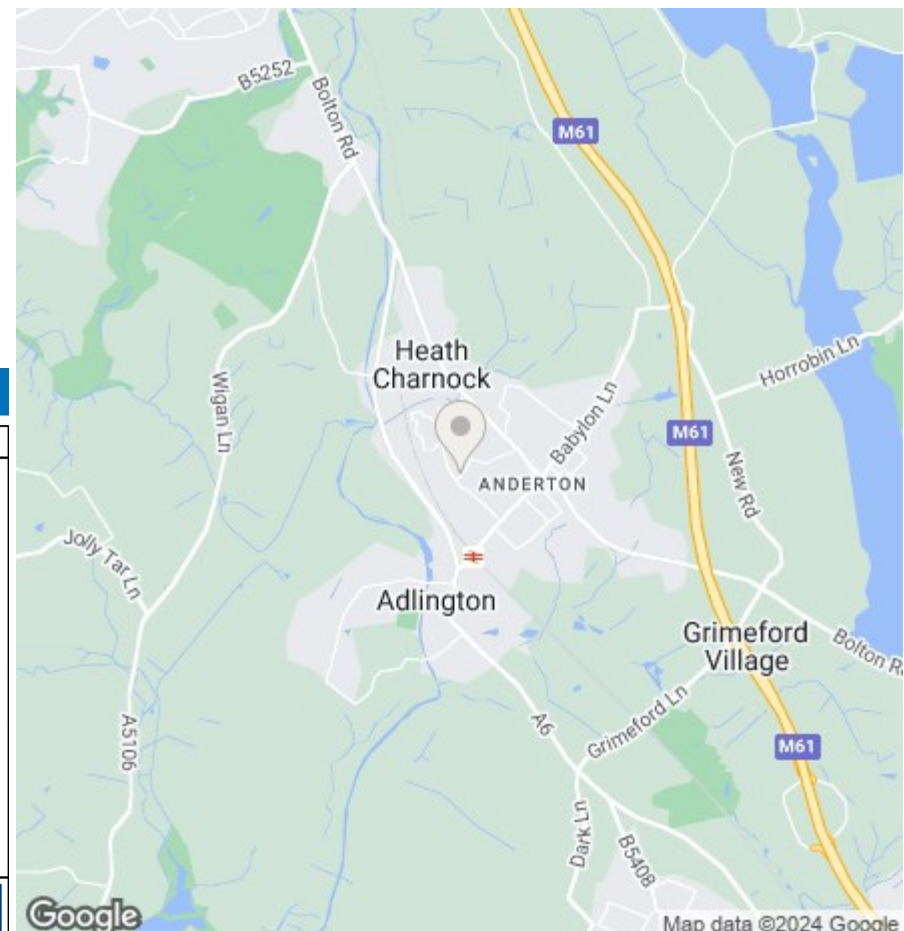
1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	<b>61</b>	<b>74</b>
<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	