



Park Road, Adlington, Chorley

Offers Over £144,995

Ben Rose Estate Agents are delighted to bring to market this beautifully presented two-bedroom mid terraced, located on the outskirts of the quaint town of Adlington. This charming home is ideal for first-time buyers, offering comfortable living throughout. The property is conveniently situated just a short drive from Chorley and is surrounded by excellent local schools, shops, pubs, and amenities. It also boasts fantastic travel links, with easy access to the nearby M61 as well as Adlington train station. Early viewing is highly recommended to avoid disappointment.

As you step into the property, you'll find yourself in the welcoming lounge, illuminated by a front-facing window that floods the space with natural light. Continuing through, you'll discover the modern kitchen/diner, featuring sleek worktops with plenty of workspace, elegant RGB cove lighting and an induction hob/oven. The work top also functions as a bar area allowing seated dining. Access to the first floor can be found here as well as a door leading to the private garden.

Upstairs, you'll find two well-proportioned bedrooms, with the master bedroom benefiting from ample space to occupy a double bed. A three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

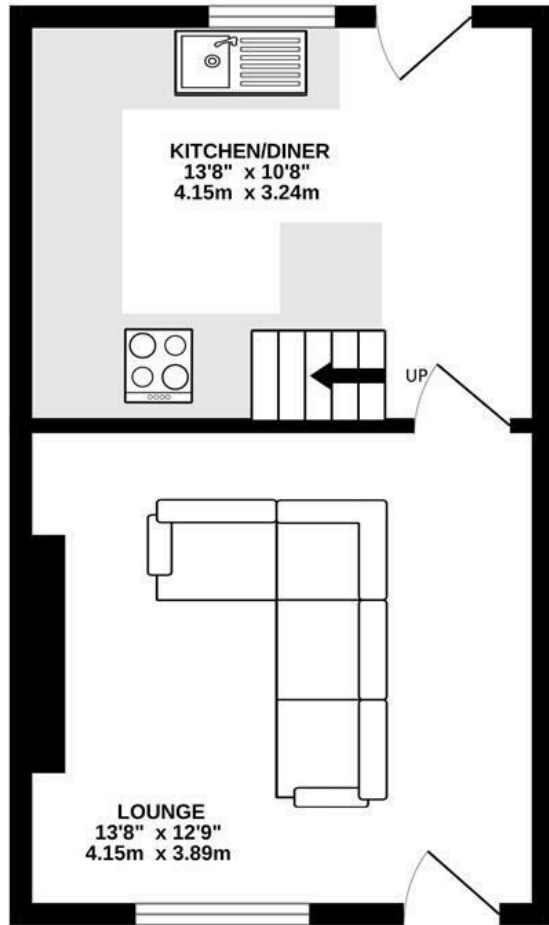
Externally, the front of the property features a well-maintained garden with a gate and plenty of on the road parking. The rear boasts a decently sized and well maintained garden perfect for adding garden furniture and enjoying the outdoors.



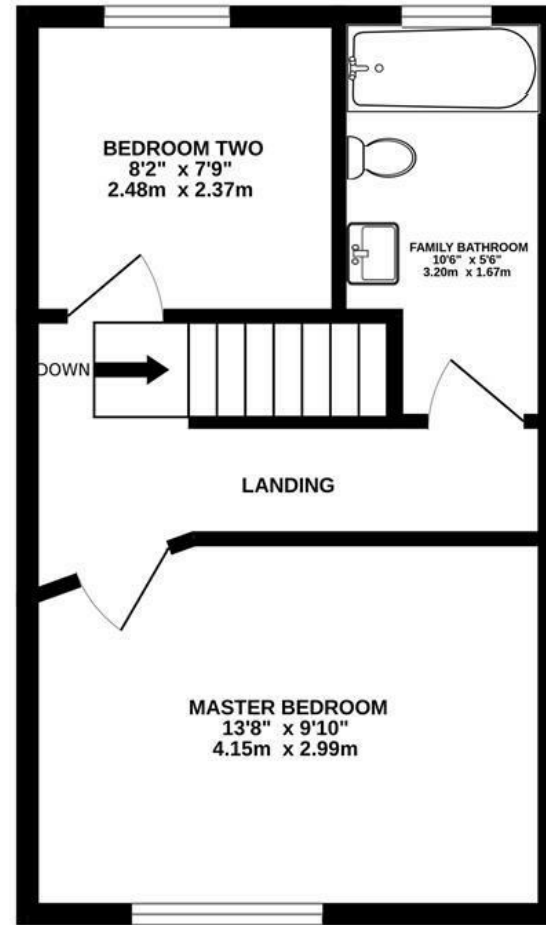




GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.

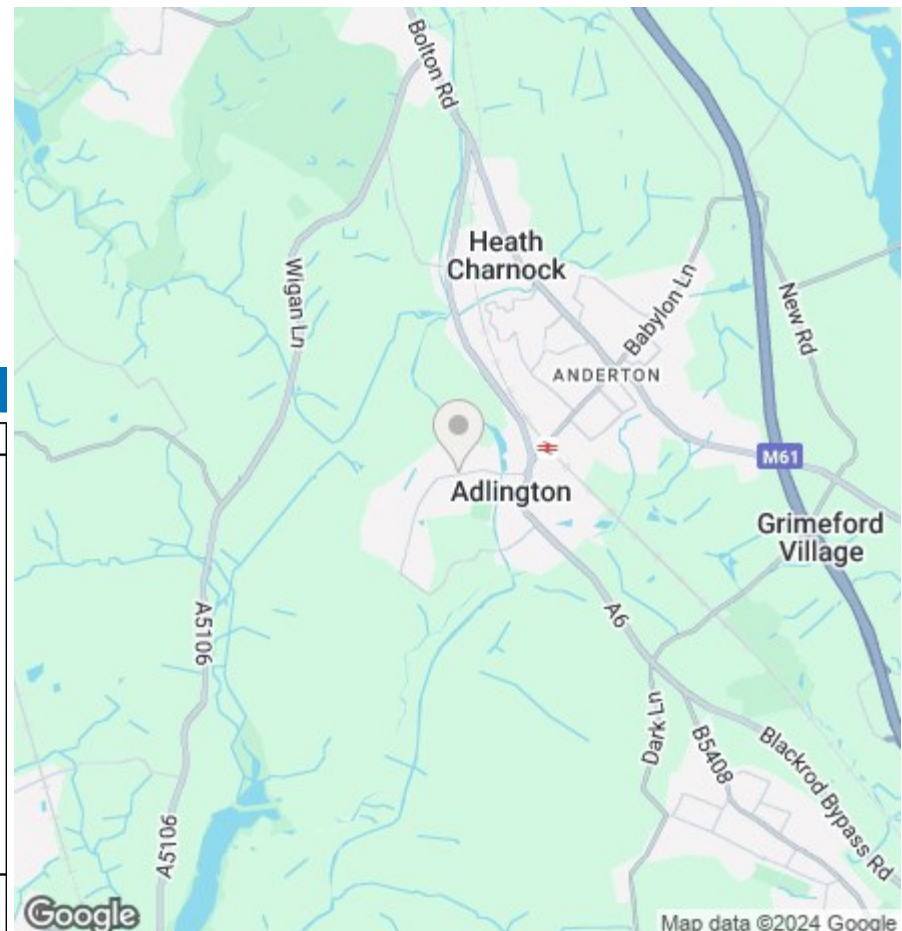


TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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) A		89
(81-91) B		
(69-80) C	69	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	