



Aldcliffe Court , Adlington Chorley

OIRO £360,000



Key Features

- Investment Opportunity
- Tenant in situ
- Modern family home
- Large rear garden
- Sought after location
- Close to local amenities
- EPC rating B
- Leasehold
- Council tax band E





INVESTMENT OPPORTUNITY!! Welcome to this delightful 4-bedroom detached property, in good condition and available for sale with tenant in situ in Adlington. It's a dream home nestled in a sought-after location with excellent public transport links, local amenities, and schools nearby.

The property greets you with a spacious lounge perfect for family gatherings or relaxing evenings. The kitchen, featuring wall and base units, offers ample dining space and direct access to the garden, making it an ideal spot for hosting weekend brunches or summer barbecues.

Upstairs, you'll discover four well-appointed bedrooms. The master bedroom offers the comfort of a double bed and the luxury of an en-suite, while the remaining three bedrooms, two doubles and a single, offer plenty of space for all the family or guests.

The property boasts three bathrooms. The primary bathroom is partially tiled and features a bath, shower, and fitted cupboards, offering a touch of elegance. The second bathroom includes a walk-in shower cubicle, wc, and hand basin for

added convenience. There's also a handy downstairs wc with a hand basin.

The property also brings the advantage of a single garage, ample parking space, and a beautiful garden, allowing you to enjoy some outdoor leisure time.

With an EPC rating of B, and council tax band E, this property is an excellent investment opportunity. Its ideal location and unique features make it a perfect choice for investors. Come and experience the comfort and convenience this property has to offer.

Tenure & Council Tax Band

We are advised that the property is Leasehold (£**** per annum) and council tax band E.

Hallway

Carpet flooring, ceiling light and access to the lounge.

Lounge

Neutral decor, carpeted, radiator, double glazed upvc window, ceiling light with access to the stairs and kitchen.

Kitchen/dining

Fitted kitchen with a range of both wall and base units, gas hob, intergrated electric ovens, double glazed upvc window, radiator and ceiling light. Access can be made to the large rear lawned garden via the patio doors.



Downstairs WC

Located to the rear of the dining area with WC, hand basin, radiator and ceiling light.

Landing

Carpeted landing providing access to each of the first floor rooms.

Bedroom one (en suite)

Carpeted double bedroom located to the front of the property, double glazed upvc window, radiator, ceiling light. The en suite has a walk in shower cubicle, WC and hand basin.

Bedroom two

Carpeted double bedroom located to the front of the property, double glazed upvc window, radiator, ceiling light.

Bedroom three

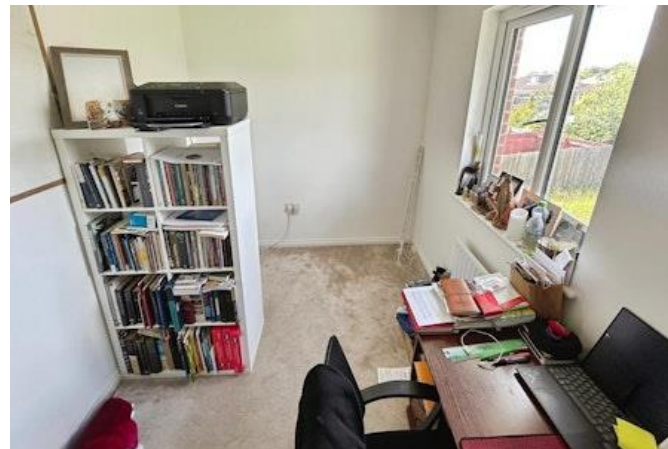
Carpeted double bedroom located to the rear of the property, double glazed upvc window, radiator, ceiling light.

Bedroom four

Carpeted single bedroom located to the rear of the property, double glazed upvc window, radiator, ceiling light.

Bathroom

Modern three piece bathroom partially tiled with, WC, hand basin, bath with shower over, double glazed upvc window, radiator and ceiling light.

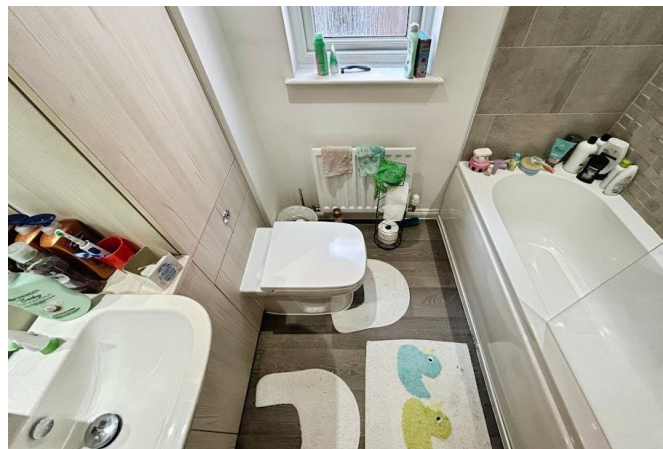


External

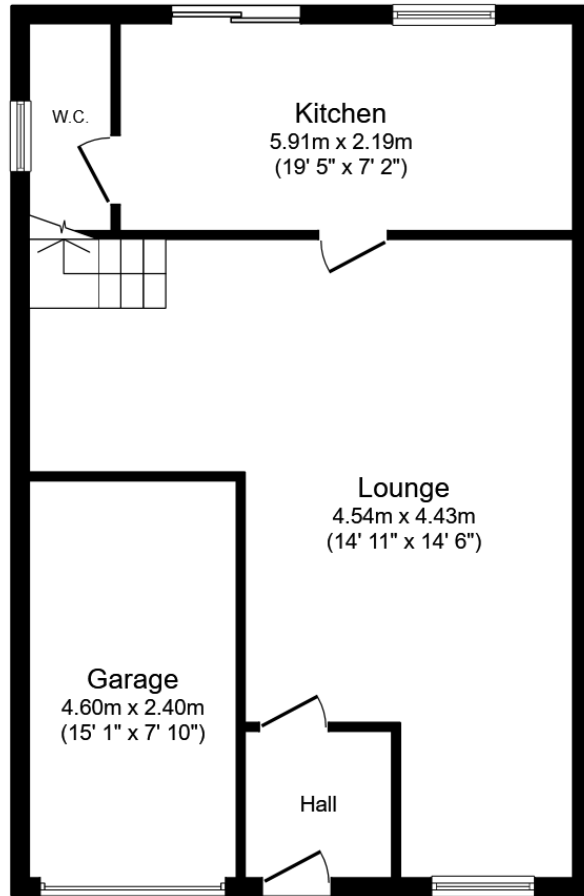
Situated in a peaceful location the property has an integrated garage and drive way at the front with lawned rear garden and patio area to the rear.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

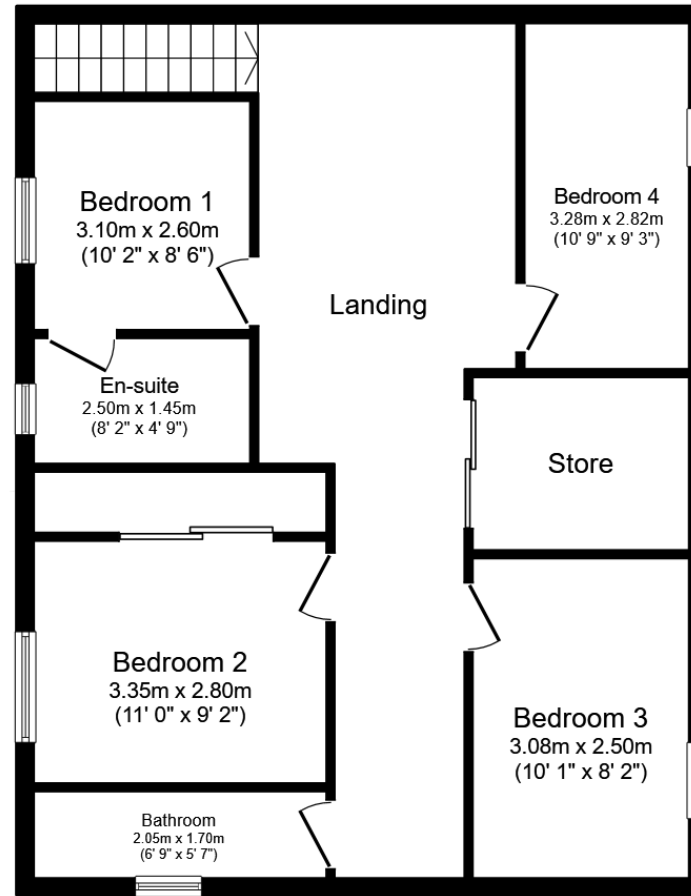






Ground Floor

Floor area 62.3 sq.m. (671 sq.ft.)



First Floor

Floor area 75.1 sq.m. (808 sq.ft.)

Total floor area: 137.4 sq.m. (1,479 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

