



Maria B Evans Estate Agents Limited

16 Sutton Lane, Adlington PR6 9PA

Offers in the region of £200,000



- Charming, two-bedroom true bungalow
- Modern, well-appointed kitchen opening to the dining room
- Spacious reception with gas living flame facility
- Master bedroom with space for a double bed and fitted wardrobes
- Single bedroom also with fitted wardrobes across one wall
- Contemporary wet-room style shower room
- Attached single garage with power, light and electric doors
- South-west facing, easy maintenance, private rear garden
- Off-road parking for one on block-paved driveway to the front
- Low maintenance front garden laid to shale with hedge borders
- Excellent location just a stone's throw from local amenities
- No onward chain with the sale of this property

Nestled in a quiet spot yet remaining close to local amenities, 16 Sutton Lane is a delightful true bungalow offering two bedrooms (one double, one single) a contemporary wet-room style shower room, kitchen, dining room and a spacious reception room. Externally, the bungalow has an attached single garage, off-road parking and a sunny, south-facing rear garden.

Welcome in...

The property is approached over a block-paved driveway providing parking for one vehicle, with hedging supplying a private border across the front to the low maintenance garden, laid to shale with central planting.

At the end of the driveway, a uPVC door opens into the entrance vestibule offering an ideal space to remove shoes and coats before continuing into the main living spaces. This space has a window to the rear of the property and a cupboard housing the meters.

Opaque insets frame a pocket door which slides to the side to reveal the dining room in the centre of the property which is lit by a pendant light and has a glazed inset looking through into the adjacent kitchen.



The kitchen has a laminate wood-effect flooring and is equipped with white wall and base units topped with oak-effect counters and a complementary white tile splashback. These include an integrated refrigerator and freezer, dishwasher and electric oven with gas, four-point hob above. This space is finished with a chrome heated towel rail, pendant light, window overlooking the rear garden and door to the rear glazed porch.



From the dining area, another pocket door with opaque insets reveals the spacious reception room, which has a gas living flame facility, television point to the side and fitted shelving whilst a pendant light and window to the rear illuminate the space.



Rest assured...

The master bedroom is a good-sized double room benefitting from fitted wardrobes with sliding doors (one with a mirrored frontage) lining one wall, a front-facing window and pendant light.



The second bedroom is a single room, currently fitted with wardrobes spanning the whole of one wall, a window to the front and central pendant light.



Serving the accommodation is a contemporary shower room fitted with a three-piece suite and fully tiled in a neutral colour. The wet-room style shower has a glazed panel to the side and is complemented by a vanity wash hand basin with illuminated mirror above, close coupled w.c. and chrome heated towel rail. This space is lit by recessed downlights.

The garden spot...

The south-facing garden offers a lovely spot to relax, firstly laid to stone flags with slate borders to one side and lawned area to the other side with surrounding planted borders, before giving way to a slate chipped area containing a man-made pond and more planting. Adjacent to this is a sheltered decking area at the rear of the garden, allowing the enjoyment of the south-facing aspect. The garden is bordered by timber fencing and includes well-established hedges for further privacy.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is TBC

The Council Tax Band is B

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.