

GUILDHALL

SALES & LETTINGS



33 Railway Road

Adlington, Chorley, PR6 9RG

Asking Price £210,000



Nestled on Railway Road in the charming town of Adlington, Chorley, this delightful house presents an excellent opportunity for first-time buyers, couples, or those seeking a fresh start. The property is move-in ready, allowing you to settle in without delay.

As you step inside, you will be greeted by a stylish and contemporary atmosphere that flows throughout the home. The bright yet cosy reception room seamlessly connects to a modern fitted kitchen/diner, creating an inviting space perfect for both relaxation and entertaining. The addition of a sun room provides extra space, ideal for enjoying the natural light and warmth of the sun. The main bedroom is generously sized, offering a comfortable retreat, while the second bedroom features a beautiful original fireplace, adding a touch of character and charm. The three-piece bathroom suite is well-appointed, catering to all your needs.

Outside, the low-maintenance rear garden serves as a sun trap, providing a perfect spot for outdoor enjoyment without the hassle of extensive upkeep. This property truly embodies a harmonious blend of modern living and traditional features, making it a wonderful place to call home. Don't miss the chance to view this lovely terraced house in Adlington, where comfort and style await you.



Ground Floor

Porch 4'75 x 4'64 (1.22m x 1.22m)

UPVC double glazed window x3, UPVC double glazed frosted leaded door, laminate floor and wood single glaze frosted door to reception room.

Living Room 13'17 x 12'49 (3.96m x 3.66m)

UPVC double glazed leaded sash window, central heating radiator, coving, cast iron log burning stove, tile hearth with stone surround, laminate flooring and door to kitchen.

Dining/Kitchen 13'17 x 11'81 (3.96m x 3.35m)

UPVC double glazed window, wood single glazed window, spotlights, smoke alarm, tile splashback, shaker style wall and base units, marble effect laminate worktops, stainless steel sink with mixer tap, AEG 4 ring induction hob, single electric oven, plumbing for washing machine, gas central heating radiator, space for fridge freezer, stairs to 1st floor, wood single glazed door to conservatory and laminate flooring.

Conservatory 7'91 x 7'05 (2.13m x 2.26m)

UPVC double glazed windows x4, tile floor and UPVC double glazed door leading to rear.

First Floor

Landing 5'94 x 4'82 (1.52m x 1.22m)

Spotlights, smoke alarm, loft access, doors to two bedrooms and bathroom.

Bedroom One 13'12 x 11'82 (3.96m x 3.35m)

UPVC double glazed/leaded window, central heating radiator and coving.

Bedroom Two 11'78 x 8'42 (3.35m x 2.44m)

UPVC double glazed sash window, central heating radiator, original fireplace, coving, wooden floor and valiant combination Boiler.

Shower Room 7'5 x 4'64 (2.26m x 1.22m)

UPVC double glazed frosted window, spotlights, extractor fan, partial tiled elevations, central heating towel rail, dual flush WC, Direct feed waterfall shower, vanity top sink with mixer tap and tiled floor.

External

Front

Stone chippings, mature shrubs, flower beds and flagged path leading to front porch.

Rear

Stone flagged patio area and raised flower beds.

Agents Notes

*Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

**To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

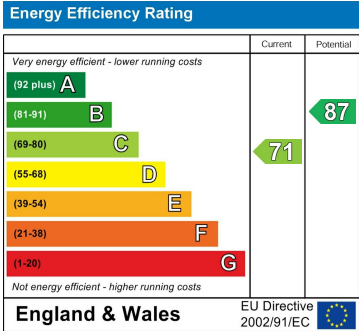
Area Map



Floor Plans



Energy Efficiency Graph



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.