



*17 Chapel Street
Adlington
Was £144,950 – Now £139,950*



A tastefully presented **THREE BEDROOMED MEWS HOUSE** with front and rear gardens. Contemporary in style throughout with two reception rooms and a fitted kitchen with cooking appliances; en suite shower to the principal bedroom, gas fired central heating, double glazed windows and doors and is fitted with an electronic security alarm system. To the rear of the property is allocated parking. Viewing is highly recommended.

Directions: From our Adlington Office proceed to the traffic lights, crossing over into Railway Road. Continue to the bottom of Railway Road, turning left at the mini roundabout onto the A6. At the next roundabout turn right into Park Road. After the Bridge Inn public house, take the next left turning into Chapel Street and the property is situated on the left hand side.

1 Fazackerley Street
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Lancashire
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Tel: 01257 241173
Fax: 01257 261806

297 The Green
Ecclestone
Chorley
Lancashire
PR7 5TS
Tel: 01257 452702

22 Town Road
Croston
Preston
Lancashire
PR26 7RB
Tel: 01772 601092

10 Babylon Lane
Adlington
Chorley
Lancashire
PR6 9NN
Tel: 01257 481203

The accommodation Comprises:

Entrance

Attractive stone arch and an entrance door into the:-

Hall

Central heating radiator; textured ceiling and stairs leading to first floor.

Lounge

4.07m x 3.76m
13' 4 x 12' 4



The room features a feature fireplace with a living flame gas coal effect fire with a marble back and hearth and attractive wooden surround; coved and textured ceiling; uPVC double glazed window; central heating radiator with thermostatic control; power points; telephone points; television aerial; panelled door; spacious walk in under stairs storage cupboard fitted with power points and coat hooks; archway leading to:

Dining Room

2.78m x 2.40m
9'1 x 7'10



Textured ceiling; central heating radiator; power points; uPVC double glazed sliding patio doors; panelled door into the:-

Kitchen

2.81m x 2.34m
9'2 x 7'8



Fitted with a range of wall and base units incorporating doors and drawers; extractor hood over the *Zanussi* four ring gas hob; built in electric *Zanussi* under oven and grill; inset acrylic sink with vegetable preparation and monobloc mixer taps; post formed laminate worktops; tiled between units and worktops in glazed ceramic tiles extending to matching splashbacks; uPVC double glazed window; central heating radiator with thermostatic control; laminate style vinyl flooring; plumbed for automatic washing machine; textured ceiling; chromed tracks spotlight fitting; matching cupboard housing the *Baxi* wall-mounted gas fired central heating boiler; power points; central heating controls.

FIRST FLOOR

Landing

Power points; textured ceiling; loft access.

Principal Bedroom (Front)

3.77m x 2.56m
12'4 x 8'5



Two uPVC double glazed windows; central heating radiator with thermostatic control; textured ceiling; power points; archway leading to the en suite; panelled door.

En Suite Shower Room

Fitted with a shower cubicle with a bi-fold door which is fully tiled; wash hand basin with matching tiled splashbacks; textured ceiling; cylinder/airing cupboard.

Bedroom Two (Rear)

2.88m x 2.44m
9'5 x 8'0

uPVC double glazed window; central heating radiator with thermostatic control; textured ceiling; power points; panelled door.

Bedroom Three (Rear)

2.45m x 1.94m
8'0 x 6'4

uPVC double glazed window; central heating radiator with thermostatic control; power points; textured ceiling; panelled door.

Bathroom



Fitted with a three piece suite in cream incorporating a twin gripped panelled bath; pedestal wash hand basin; close coupled WC; tiled splashbacks in luxury glazed ceramic tiles with attractive border trim; ceramic tiled display shelf; central heating radiator with thermostatic control; textured ceiling; attractive chrome ceiling light fitting; extractor fan.

OUTSIDE

Rear Garden



A good sized flagged patio area with a flagged path leading to the rear service gate; mainly laid to lawn; storage area with gravelled path; timber fencing providing security; coach lamp to the rear patio doors.

Front Garden

Pebbled for easy maintenance in attractive pebbles behind a brick retaining wall and brick gate post; wrought iron gates and railings. A flagged path leads to the front entrance.