



***19 Carrington Road  
Adlington  
£179,950***



This **THREE BEDROOMED DETACHED HOUSE** is adjacent to the local countryside with views over to Rivington and Winter Hill and is situated towards the end of a popular cul-de-sac. Inside there is an integral pine kitchen, two reception rooms, an excellent uPVC double glazed conservatory whilst outside there is spacious parking and ample garage space.

*Directions: From our Adlington Office proceed to the traffic lights and continue onto Railway Road. At the mini-roundabout bear left onto Market Place and then turn right into Park Road. Follow Park Road and take a turning on the right into Sandy Lane, and then bear right into Carrington Road. Follow Carrington Road and take the turning into the last cul de sac on the left hand side. The property is approximately 100 metres on the right hand side.*

1 Fazackerley Street  
Chorley  
Lancashire  
PR7 1BG  
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*

Inset Porch

With a quarry tiled floor; uPVC double glazed stained glass entrance.

Hall

Laminate flooring; central heating radiator; power point; telephone socket; understairs storage cupboard; doors to reception rooms; balustraded staircase rising to the first floor.

Lounge

4.21m x 3.19m  
13'10 x 10'6

Central heating radiator with thermostatic control situated under the uPVC double glazed oriel bay window which has Georgian bars; laminate flooring; *Valor Sun* fire on a marble hearth and back with a polished wooden surround; power points; coved ceiling; entrance to the:-



Dining Room

3.17m x 2.59m  
10'5 x 8'6

Laminate flooring; power points; coved ceiling; central heating radiator with thermostatic control; uPVC double glazed patio doors to the:-



Conservatory

3.45m x 2.54m  
11'4 x 8'4

A lovely uPVC double glazed conservatory extending into the garden under a multi glazed polycarbonate roof where there is a fan/light combination; bamboo roller blinds to the windows; laminate flooring; power points; uPVC double glazed door to the garden.



## Kitchen

3.26m x 2.36m  
10'8 x 7'9



A country style kitchen fitted with solid pine doors and drawers to the wall and base units with a matching bead to the laminate worktops; the worktops contain a stainless steel sink with a vegetable preparation bowl which is situated under the uPVC double glazed window; matching leaded display cabinet; extractor hood over the four ring gas hob; double under oven and grill; tiled splash backs between the units in glazed ceramic tiles; plumbed for automatic washing machine; power points; uPVC double glazed patterned window; walk in under stairs cupboard which can locate a fridge/freezer, dryer etc and has power points.

## FIRST FLOOR

### Landing

uPVC double glazed window; loft access; power point's spacious fitted cylinder/laundry cupboard.

### Bathroom

2.62m x 1.73m  
Extending to 2.09m

8'7 x 5'8 Extending to  
7'0



The extended measurements have been taken into the tiled shower cubicle which contains an electric shower and glass door with a halogen downlight; the tiles continue into the main bathroom with part tiled walls behind the pedestal wash hand basin, close coupled WC and panelled bath; central heating radiator; two uPVC double glazed patterned windows; multi volt shaver point; halogen down lighting.

### Principal Bedroom (Front)

4.28m x 2.94m  
14'0 x 9'8



Laminate flooring; central heating radiator with thermostatic control; power points; uPVC double glazed Georgian style window.

Bedroom Two  
(Rear)

3.21m x 2.42m  
10'7 x 8'0

The measurements have been taken to inside the wall to wall fitted wardrobes with sliding doors including a full length tinted mirrored door; wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; here is a magnificent view of Rivington Pike and Winter Hill through the uPVC double glazed window.



*Rear View*

Bedroom Three  
(Front)

2.69m x 2.11m  
8'10 x 7'0

Central heating radiator with thermostatic control; power points; uPVC double glazed Georgian style window; built-in captains bed.



**OUTSIDE**

Front Garden

This consists of an open lawn with a mature Silver Birch on the perimeter; spacious flagged driveway providing multi car parking and access to the side and rear.

Rear Garden

The rear garden is adjacent to open pasture screened by mature conifers. The garden is a mix of flagged terracing attached to the house and a wooden gate passes through the lapped fencing to the main garden area where there is a lawn to one side and hard standing to the other which provides excellent hard standing for cabins and children's play area etc.