



***28 Balmoral
Adlington
£169,950***



This is a well maintained **THREE BEDROOMED SEMI DETACHED HOUSE** briefly comprising of an entrance hallway, sitting room, dining room, contemporary style fitted kitchen and conservatory to the ground floor. To the first floor are the three bedrooms and three piece bathroom suite. The property further benefits from white uPVC double glazed windows, soffits and barge boards and gas fired central heating.

Outside, there are pleasant gardens to the front and rear, a driveway for four cars and a detached garage.

Directions: From our Adlington office, proceed to the traffic lights crossing over into Railway Road. Continue along to the mini roundabout at the bottom and turn left onto the A6. At the next mini roundabout turn right into Park Road and continue along almost to the end and take a turning on the right into Castle House Lane. Take the first left into Balmoral and follow the road round to the right and the property can be found on the right hand side.

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Ecclestone
Chorley
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22 Town Road
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Preston
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PR26 7RB
Tel: 01772 601092

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

The Accommodation Comprises

Entrance

uPVC half glazed entrance door with side window; recessed light.

Hallway

Polished spindled staircase to first floor; wall to wall fitted carpeting; central heating radiator with thermostatic control; understairs storage cupboard; etched glass panelled door to:-

Sitting Room

4.11m x 3.51m
13'5 x 11'6

Large window to the front with a central heating radiator with thermostatic control beneath; television point; flame effect gas fire on a marble hearth with a wooden surround; power points; wall to wall fitted carpeting; double opening into:-



Dining Room

2.60m x 2.46m
8'6 x 8'0

Central heating radiator with thermostatic control; wall to wall fitted carpeting; telephone socket; sliding door leading to the conservatory; door to :-



Kitchen

Fitted with a range of wall and base units in a contemporary style with white gloss doors and designer metal handles; pelmets and cornice to the wall units; contrasting slate effect work surfaces; stainless steel sink with a chrome monobloc mixer tap and matching drainer; stainless steel extractor hood over the four ring gas hob; electric under oven; window overlooking the rear garden; space for large fridge freezer; space for automatic washing machine; tiled splashbacks; slate effect vinyl flooring; half glazed stained leaded rear door.



Conservatory

4.13m x 2.53m
13'6 x 8'3

A uPVC double glazed conservatory built on a dwarf brick wall; hipped pitched polycarbonate roof; tiled floor; ceiling fan/light combination; power points; sliding doors opening onto the rear garden.



FIRST FLOOR

Open Ballustered Landing

A light and airy landing with a large window to the side; door to airing cupboard; wall to wall fitted carpeting; power point.



Bedroom One

3.54m x 3.13m
11'6 x 10'3

Window to the front; central heating radiator with thermostatic control; telephone socket; power points; wall to wall fitted carpeting; solid timber panelled door.



Bedroom Two

3.31m x 3.13m
10'10 x 10'3

Large window to the rear; central heating radiator with thermostatic control; power points; wall to wall fitted carpeting; solid timber panelled door.



Bedroom Three

2.62m x 2.26m
8'7 x 7'5

Beech effect laminate flooring; window to the front; power points; central heating radiator with thermostatic control; door to boiler/airing cupboard; solid timber panelled door.



Bathroom

Fitted with a three piece suite comprising a close coupled WC; pedestal wash hand basin and a twin gripped panelled bath with a *Gainsborough Energy 1000* electric over shower; beech effect laminate flooring; window to the rear; solid timber panelled door.



OUTSIDE

Front Garden

A mature front garden mainly laid to lawn with borders, plants and shrubs; driveway to the side of the property leading to the garage which provides parking for four cars.

Detached Garage

With a steel up and over door.

Rear Garden

A landscaped low maintenance rear garden with a paved patio area which opens to a gold coast shingled area and a paved patio area to the rear of the garden; timber panelled fencing to the perimeters; outdoor bib tap; borders with established hedges, plants and shrubs; herb garden containing bay, rosemary and cherry plants.

