



***4 Chapel Street
Adlington
£109,950***



This is a substantial **THREE BEDROOMED STONE MID TERRACED HOUSE** with the advantage of having an attic room and cellar. Briefly, the accommodation comprises entrance hallway, two good sized reception rooms, extended kitchen, three bedrooms, first floor bathroom, enclosed rear yard and there is gas fired central heating and double glazing.

The property does require upgrading. Viewing is recommended to appreciate the size and full potential.

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 right hand side.

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297 The Green
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22 Town Road
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10 Babylon Lane
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PR6 9NN
Tel: 01257 481203

Note: This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

The Accommodation Comprises

Entrance		Half glazed hardwood entrance door into:-
Vestibule		Built-in meter cupboard; half glazed door to:-
Hall		Cornice ceiling; ornate corbels over the staircase; stairs to first floor; access to the two reception rooms.
Front Reception Room	4.61m x 3.50m 15'1 x 11'5	These are maximum measurements taken into the double glazed bay window and alcoves; fitted gas fire on a tiled hearth and back; alcove fitted glass display cupboard; central heating radiator under the bay window; beautiful original feature ceiling rose; picture rail; power points; panelled door.
Rear Reception Room	4.03m x 3.69m 13'2 x 12'1	Again, the measurements have been taken into the alcoves; fitted gas fire on a tiled hearth and back; picture rail; central heating radiator; double glazed window to the rear; telephone socket; fitted original cupboard to the alcoves with drawers and shelves; television aerial socket; panelled door to cellar; panelled door to kitchen.
Kitchen	3.77m x 2.81m 12'5 x 9'3	Fitted with a range of wall and base units; stainless steel sink with monobloc mixer tap; two double glazed windows to the rear; central heating radiator; wall mounted gas fired central heating boiler and controls; power points; tiled floor; built-in cupboard; hardwood rear door.
Cellar	4.51m x 4.0m 14'10 x 13'1	Approached by stone steps; original fireplace; cold water tap; electric meter and control box; power points. This could be utilised as a good hobbies room etc or for storage.

FIRST FLOOR

Balustraded Galleried Landing

Original finials and handrail etc; part wood panelled; access to attic room; separate archway to a second landing which has a fitted cylinder/airing cupboard.

Bathroom

1.81m x 1.79m
5'11 x 5'10

Fitted with a three piece suite incorporating a twin gripped panelled bath; low level WC; pedestal wash hand basin; double glazed opaque window.

Bedroom One (Front)

4.65m x 4.03m
15'3 x 13'3

A good sized room which could be converted to create an extra bedroom as there are two double glazed windows to the front and two central heating radiators; original Victorian ornate cast iron fireplace; power points; fitted wardrobe with coat hooks behind a panelled door.

Bedroom Two (Rear)

3.46m x 3.02m
11'4 x 9'10

Double glazed window to the rear; central heating radiator; power points; part wood panelled walls; panelled door.

Bedroom Three (Rear)

2.81m x 2.30m
9'3 x 7'7

Double glazed window to the rear with open aspects over a playing field; central heating radiator; power points; latched battened door.

SECOND FLOOR

Attic Room

4.70m x 3.83m
15'5 x 12'7
(taken to main beams)

Approached by winding steps, this is a good sized attic room with good headroom; power points; glazed window; light.

This could make a good fourth bedroom/hobbies room.

OUTSIDE

Front Garden

Enclosed behind a dwarf stone wall and wrought iron railings; stone gateposts; the garden is flagged for easy maintenance with a flagged path to the front entrance.

Rear Yard

An enclosed flagged rear yard with a brick outbuilding housing the working original WC; wooden service gate; outside security lighting; fitted wooden storage shed; cold water tap.