



***51 Carrington Road
Adlington
O/O £150,000***



This **WELL PRESENTED THREE BEDROOMED SEMI DETACHED HOUSE** is situated in a popular cul-de-sac and is sensibly priced for the discerning purchaser.

The property has been extended with a tasteful uPVC double glazed conservatory and has a fitted kitchen, uPVC double glazed windows and doors, soffits and barge boards, gas fired combination central heating and a detached brick garage.

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 left hand side.

1 Fazackerley Street
Chorley
Lancashire
PR7 1BG
Tel: 01257 241173
Fax: 01257 261806

297 The Green
Eccleston
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

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

Inset Porch

uPVC double glazed door.

Hall

Wall to wall fitted carpeting; central heating radiator with thermostatic control; carpeting staircase rising to the first floor.

Sitting Room

4.15m x 3.74m
13'7 x 12'3



Wall to wall fitted carpeting; Georgian brass power points; central heating radiator with thermostatic control under the Georgian style uPVC double glazed window; further heating by a coal effect gas fire on a marble hearth and back with a polished pine surround; archway through to the:-

Dining Room

2.86m x 2.57m
9'5 x 8'5



The fitted carpeting continues through into the dining room which is warmed by a central heating radiator with thermostatic control; power point; uPVC double glazed doors to:-

Conservatory

2.71m x 2.44m
9'0 x 8'0



A most pleasant extension to the property under a multi glazed polycarbonate Victorian style roof; fitted with a colonial style fan/light combination; uPVC double glazed windows with leaded lights above; double door to the rear garden; laminate floor; power points; vertical louvered blinds; wall mounted convector heater.

Kitchen

2.88m x 2.07m
9'6 x 6'10



The kitchen is fitted with a modern range of wall and base units including a four ring gas hob with a separate split level electric oven and grill; the hob has a matching stainless steel splash back and extractor fan over; uPVC double glazed window; stainless steel sink inset into the post formed laminate worktops; plumbed for automatic washing machine; tiled between units in glazed ceramic tiles; power points; uPVC double glazed door; walk in under stairs pantry/store.

FIRST FLOOR

Landing

Power point; uPVC double glazed window; loft access; spacious airing cupboard containing the *Vaillant* combination gas fired central heating boiler.

Bathroom

2.05m x 1.71m
6'9 x 5'7



Fully tiled in glazed ceramic tiles with a mosaic eye level frieze; fitted with a modern three piece suite in white incorporating a panelled bath with mixer over shower and folding screen; pedestal wash hand basin; close coupled WC; warmed by a traditional style chromium plated towel rail/combination central heating radiator; uPVC double glazed patterned window; extractor fan; ceramic tiled floor; pine panelled door.

Bedroom One (Front)

3.56m x 2.71m
11'8 x 9'0



The bedroom is fitted with built in wardrobes which include full length pine and mirrored doors, hanging garment rails and fitted shelving; wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; uPVC double glazed Georgian style window.

Bedroom Two
(Rear)

2.67m x 2.61m
8'9 x 8'7



This bedroom also contains a full length built-in fitted wardrobe; wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; uPVC double glazed window; stripped pine panelled door.

Bedroom Three

2.69m x 2.05m
9'0 x 6'9



This is fitted with a most useful captains bed with matching wardrobes, storage cupboards, drawers and bookshelves etc; laminate flooring; central heating radiator with thermostatic control; power points; uPVC double glazed Georgian style window; stripped pine panelled door.

OUTSIDE

Front Garden

This is a pleasant open plan garden laid to lawn with mature trees and shrubs etc; spacious concrete driveway providing multi car parking; entrance to the rear garage.

Brick Garage

5.29m x 2.90m
17'4 x 9'6

An excellent brick built detached garage under a pitched tiled roof; concrete base; up and over door; fluorescent lighting; power points with its own isolator; uPVC double glazed window.

Rear Garden



The paved terracing provides an excellent link to the garden from the conservatory and an excellent area for al fresco dining; beyond the terrace is a child friendly area covered with chopped bark and surrounding pebbled beds containing a variety of plants and shrubs etc; a high mounted flood light provides evening lighting; cold water bib tap.