



### 3 bed semi-detached house to buy in PR7

Acresfield, Adlington, Chorley, Lancashire, PR7 4JZ

**£139,950** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Three Bedrooms
- ✓ Semi Detached Home
- ✓ Vacant
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to offer this fantastic opportunity to bid on this three bedroomed semi detached house situated in the sought after village location of Adlington. The property benefits from gas central heating and double glazing and has recently passed its EICR so has all the relevant documents needed for legal rental.

The accommodation briefly comprises; Entrance hallway, lounge, ground floor wet room/bathroom and kitchen to ground floor. To the first floor are three bedrooms and a landing. Externally the property occupies a generous sized plot with parking and driveway to the front a garage/workshop and a good sized private rear garden.

The property has previously been rented and unfortunately has been left in a bad state cosmetically. There is cosmetic work needed as you can see from the photographs however the property is being offered at low guide price to allow for a profit for investment buyers.

We strongly recommend an early viewing to avoid disappointment.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £139,950

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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