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Willow & Sage BRIDAL



NATIONWIDE

ESTATES AGENTS

Market Place, Adlington, Adlington, Chorley

Chain Free

£285,000

Description

This substantial mixed-use property in Adlington offers a commercial unit to the front, with generous residential accommodation arranged above and to the rear, making it ideal for owner-occupiers, investors, or those seeking a live-work opportunity. The property is approached via a double-fronted shop frontage, providing excellent visibility and a strong street presence.

The residential accommodation is positioned to the rear and above the commercial premises. On the ground floor, the living space flows through a lounge and dining room into the kitchen, creating a practical and comfortable layout for everyday living. To the rear, a conservatory provides a bright additional reception space with views over the garden, ideal for relaxing or entertaining. A cellar located beneath the property offers further storage.

To the first floor, the property offers five double bedrooms, one with an ensuite and walk-in dressing area and an additional family bathroom. The accommodation benefits from generous proportions and a ceiling height of approximately 2.7 metres, enhancing the sense of space throughout. The principal bedroom is a double room positioned to the front with two windows, air conditioning, a dressing room, and a private en-suite shower room fitted with a shower, WC, and wash basin. Bedroom two is a large double bedroom to the front and benefits from an impressive ceiling height of approximately 3.0 metres. There are three further double bedrooms all well



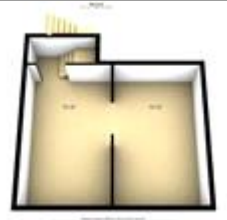
positioned with windows to the rear or side. The family bathroom is fitted with a corner bath and finished with a tiled floor.

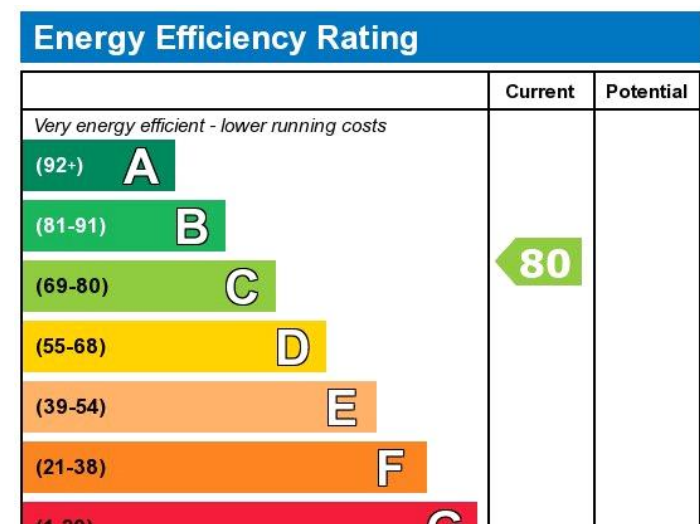
Externally, the property enjoys a patio area leading onto a lawned garden, providing private outdoor space to the rear. A double garage offers secure parking and additional storage. Overall, this is a versatile and well-balanced mixed-use property, combining prominent open-plan commercial space with spacious residential accommodation in a convenient Adlington location.

Upon entering the commercial element, the front of the property opens into a spacious open-plan trading or office area, formed by two interconnected spaces linked via a large open archway, creating a flexible and versatile layout. The main front section measures approximately 4.77m x 3.70m, equating to around 17.6 square metres (190 square feet), while the second section measures approximately 3.00m x 3.69m, approximately 11.1 square metres (119 square feet). The open archway allows the space to flow naturally while still offering defined zones suitable for a variety of commercial uses. To the rear of the commercial accommodation is a useful utility and store room measuring approximately 2.05m x 3.15m, providing valuable ancillary space.

Council Tax Band: B (Chorley Borough Council)

Tenure





Viewing by appointment only
 Nationwide Estate Agents - Adlington Office
 1-3 Market Street, Adlington, Chorley, Lancashire PR7 4HE
 Tel: 01257 475566 Email: adlington@nationwideestateagents.co.uk Website:
<https://nationwideestateagents.co.uk>