



**Lewis Close, Adlington, Chorley**

**Offers Over £349,995**

Ben Rose Estate Agents are delighted to bring to market this beautifully presented and spacious five-bedroom detached home, located on the outskirts of the quaint town of Adlington. This charming home is ideal for growing families looking to move to the area, offering comfortable living throughout. The property is conveniently situated just a short drive from Chorley and is surrounded by excellent local schools, shops, pubs, and amenities. It also boasts fantastic travel links, with easy access to the nearby M61 as well as Adlington train station. Early viewing is highly recommended to avoid disappointment.

As you enter the home you are greeted by a spacious open plan dining and kitchen area that provides access to most of the ground floor rooms. There is an open staircase situated here leading to the first floor. The kitchen boasts large amounts of worktop space and available room for a large fridge freezer as well as other freestanding appliances. Moving to the recently renovated rear of the house is the spacious lounge that is flooded with ample natural light as well as featuring a cosy modern fireplace. Adjacent is the conservatory that provides even more natural light into both rooms and allows an unrestricted view of the garden and the beautiful scenic views behind the home. Two double bedrooms can be found on this floor as well as the modern family bathroom with a large walk in shower.

Moving to the first floor you will find the remaining Three bedrooms, one being a single, and the other a double bedroom boasting built in wardrobes. Completing this floor is the master bedroom situated to the front of the house with its own ensuite. There are also convenient built in storage options utilising the space below the eaves of the house providing extra convenience.

Externally the property has a large south west facing garden that has wonderful unrestricted views and has recently had a full renovation with a new patio area making it the ideal area for summers and children to play. There is also a well sized garage that offers a versatile space.

Overall this spacious property offers a vast amount of versatility and space and would make the ideal home for a growing family.





































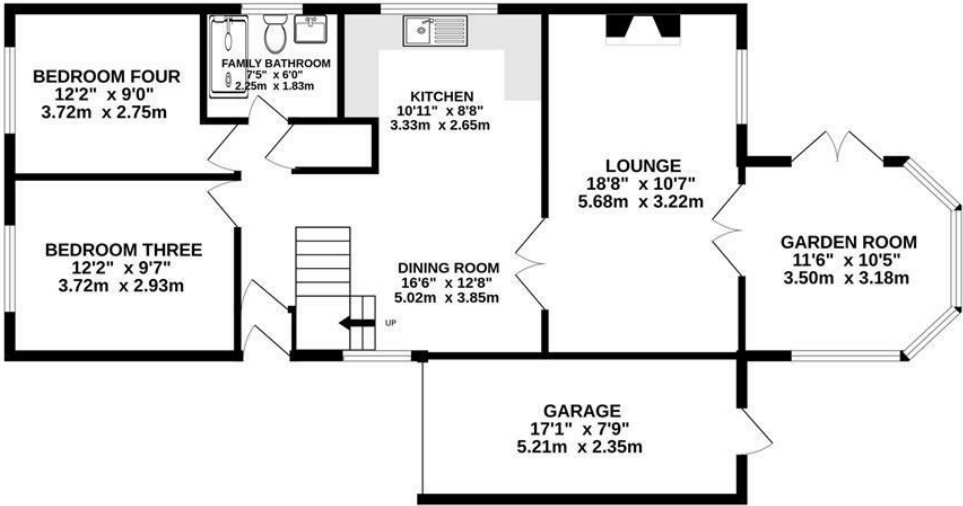




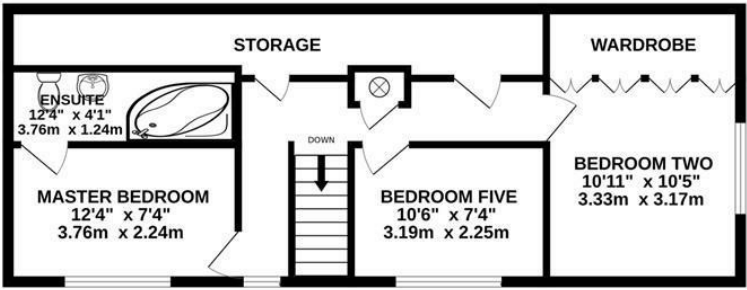


# BEN ROSE

GROUND FLOOR  
970 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.




TOTAL FLOOR AREA : 1543 sq.ft. (143.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>64</div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

