



Croston Avenue, Adlington, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated on an enviable corner plot in the highly sought-after residential area of Adlington. The home is located just a short drive from Chorley town centre and is surrounded by excellent local schools, shops, and amenities, along with nearby parks and scenic canal-side walking routes. Fantastic travel links are also available via local bus routes, Adlington train station, and easy access to the M6 and M61 motorways, making this an ideal location for commuters.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the right, you will enter the spacious lounge/diner, spanning the full width of the property and benefiting from a feature fireplace and dual aspect windows to the front and rear.

Returning through the hallway, you will find the recently refurbished kitchen, which offers generous storage and space for integrated appliances, along with a newly installed enlarged window overlooking the rear garden. A single door from here provides access to the side of the property. Completing the ground floor is a recently upgraded WC located off the entrance hall.

Moving upstairs, you will find three well-proportioned double bedrooms and a modern three-piece family bathroom with an over-the-bath shower.

Externally, the property makes excellent use of its corner plot, with lawned gardens to the front, side, and rear, offering generous outdoor space for relaxing or entertaining. There is also a good-sized brick shed providing practical additional storage, along with plenty of on-street parking available.

Early viewing is highly recommended to avoid disappointment.





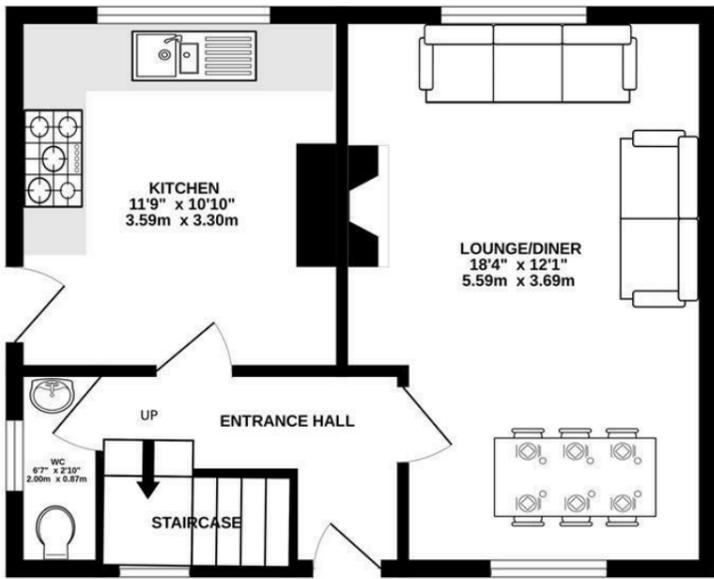




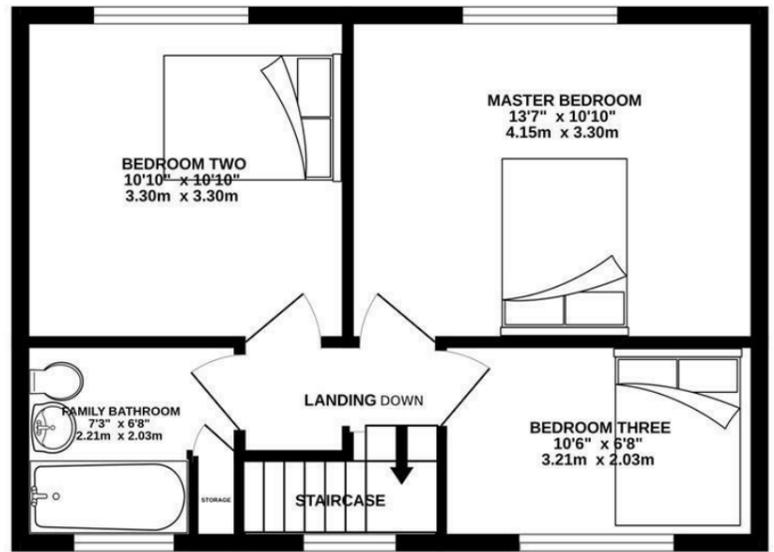




GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	66	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	