BEN ROSE



St. Pauls Close, Adlington, Chorley

Offers Over £299,995

Ben Rose Estate Agents are delighted to welcome to market this spacious and versatile three-bedroom semi detached bungalow, occupying a generous corner plot within the highly sought-after village of Adlington. Offering well-proportioned accommodation throughout, together with a generous wrap-around garden, detached garage and excellent parking, this is a home that would suit a variety of buyers, particularly families looking for a quiet and convenient setting. Adlington is a popular village with a wealth of amenities close by, including reputable schools, scenic countryside walks, supermarkets, independent shops, cafés and traditional pubs. Both Buckshaw Parkway and Chorley railway stations are within easy reach, while the M61, M6 and M65 motorways provide excellent commuter links towards Preston, Manchester and beyond. The property is also ideally positioned in a quiet, family-friendly area close to local schools.

A practical porch provides a useful entrance space for shoes and outdoor belongings before opening into the spacious reception hall, which forms the central point of the home and provides access to the majority of the accommodation.

To the front is a generous lounge, where a large front-facing window allows plenty of natural light into the room, while the log burning fireplace creates a welcoming focal point. There is ample space for a large sofa suite and additional furnishings, making this a comfortable room in which to relax. Also accessed from the hall is the generous family bathroom, which benefits from both a corner shower and bath, as well as a large storage cupboard. Three bedrooms are situated within the property, all offering comfortable double-bedroom accommodation, with the third currently being used as a home office.

The heart of the home is the spacious open-plan dining kitchen, with the dining area offering plenty of room for a six-person family dining table before naturally flowing through into the kitchen. The second bedroom is also conveniently accessed from this space and provides another comfortable double bedroom. Positioned towards the rear, the kitchen itself offers an excellent amount of workspace and storage, with a generous range of wall and base units and a comprehensive range of integrated appliances, including a new fridge, washing machine, separate freezer, dishwasher, induction hob and double oven. A breakfast bar with seating for two provides a more informal place to dine or enjoy a morning coffee, with access to the conservatory found here.
This versatile additional reception space is a lovely feature of the home, enjoying views across the garden and providing direct access outside, making it equally suitable as a relaxing sitting area, entertaining space or somewhere to simply enjoy the outlook.

The generous wrap-around garden is a particular feature of the property, befitting from a tiered layout with areas of lawn and patio, mature shrubs and established trees, as well as apple and pear trees. The garden offers a good degree of privacy, being not directly overlooked, and provides plenty of space for outdoor seating and enjoying the surrounding greenery. A useful shed provides additional storage, while a single detached garage sits within the garden and benefits from pedestrian access via the garden and vehicular access from the driveway. Gated access leads to the driveway, which can comfortably accommodate three cars off road. CCTV is also installed, completing this well-positioned and versatile bungalow, which offers generous living accommodation both inside and out in a peaceful, family-friendly setting.


DOZEN A DAY








JAMIE
KITCHEN













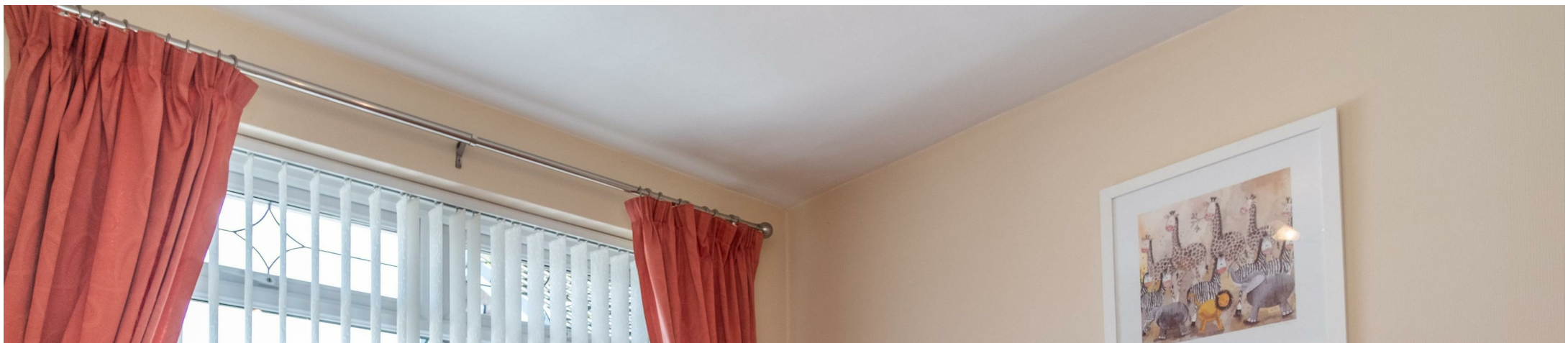




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CCTV
in
operation



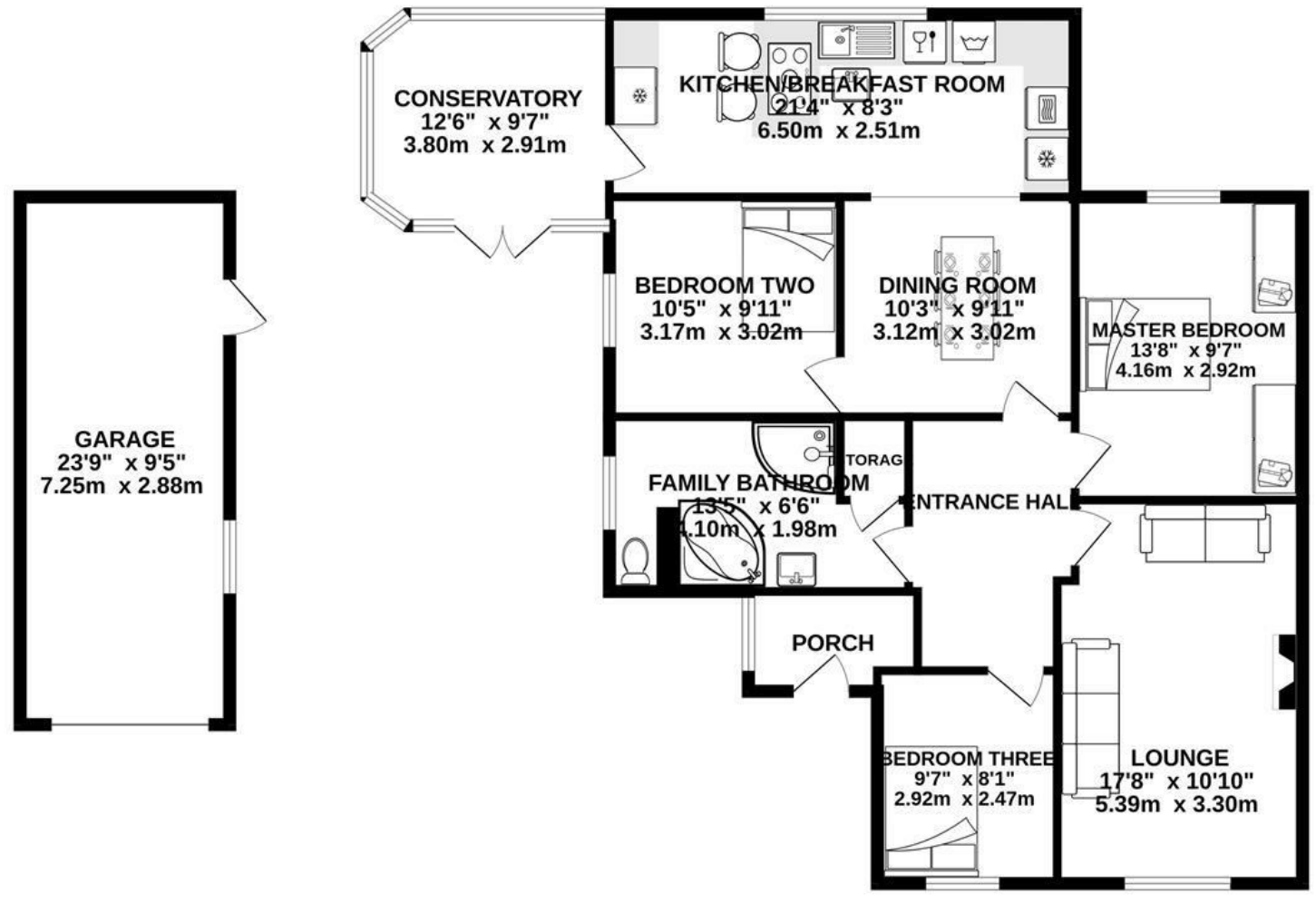






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GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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