BEN ROSE



## The Avenue, Adlington, Chorley

## Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this charming and deceptively spacious semi-detached home, offering beautifully maintained accommodation that is perfectly suited to couples and young families alike. Lovingly cared for by the current owners, who are only looking to move due to their growing family, this wonderful home blends character features with practical modern additions to create a warm and inviting living environment. Attractive tiled flooring flows through the majority of the home, while further benefits include Ring CCTV for added peace of mind, a Hive smart thermostat, a recently fitted boiler and a renovated roof, ensuring the property is ready to move straight into. Situated in the highly sought-after village of Adlington, the home enjoys a fantastic balance of countryside surroundings and everyday convenience. A variety of local shops, supermarkets, cafés, schools and leisure facilities are all close by, while the nearby White Bear Marina and picturesque countryside walks offer excellent opportunities to enjoy the outdoors. Adlington Railway Station provides direct links to Manchester and Preston, regular bus routes serve the surrounding areas, and excellent access to the M61 places Chorley, Bolton and further afield within easy reach, making this an ideal location for commuters and families alike.

Stepping into the home, you are welcomed by a lovely entrance hall that immediately sets the tone for the warmth and character found throughout. The spacious lounge is flooded with natural light thanks to the large bay window overlooking the front aspect, creating a bright and relaxing living space, while the cast iron fireplace forms an attractive focal point and adds a wonderful sense of charm. Continuing through, you arrive at the impressively sized kitchen, offering an abundance of worktop space, cupboards and storage to comfortably accommodate everyday family life. There is ample room for a dining table, creating an ideal setting for both casual meals and entertaining. Leading off the kitchen is a convenient ground floor WC, additional storage space and a highly useful utility room that benefits from its own underfloor heating.

Moving upstairs, the landing gives access to two generously proportioned double bedrooms, each thoughtfully designed with built-in wardrobes to maximise storage. Both bedrooms also enjoy the luxury of their own private en suite bathrooms, each fitted with a three-piece suite including a bath, offering an excellent level of comfort and convenience. Further storage can be found within the loft space, adding to the practicality of this well-appointed home.

Externally, the property continues to impress with an attractive frontage featuring a driveway providing off-road parking for multiple vehicles, complemented by flower beds that create excellent kerb appeal. To the rear is a lovely, private garden filled with mature greenery, trees and established flower beds that provide a peaceful and secluded setting. Ample slate chipping areas offer ideal spaces for outdoor seating and entertaining, while paved walkways guide you through the garden and a handy shed provides additional external storage. Combining generous living space, character features, modern upgrades and a desirable village location, this is a wonderful opportunity to acquire a home that is ready to be enjoyed for years to come.





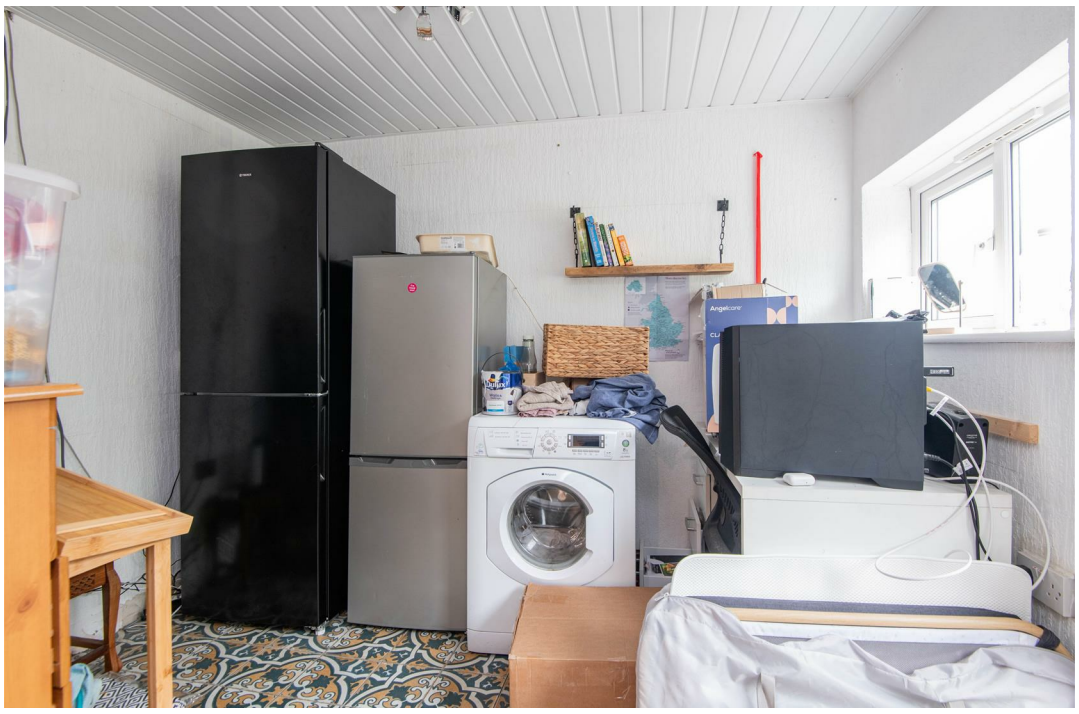




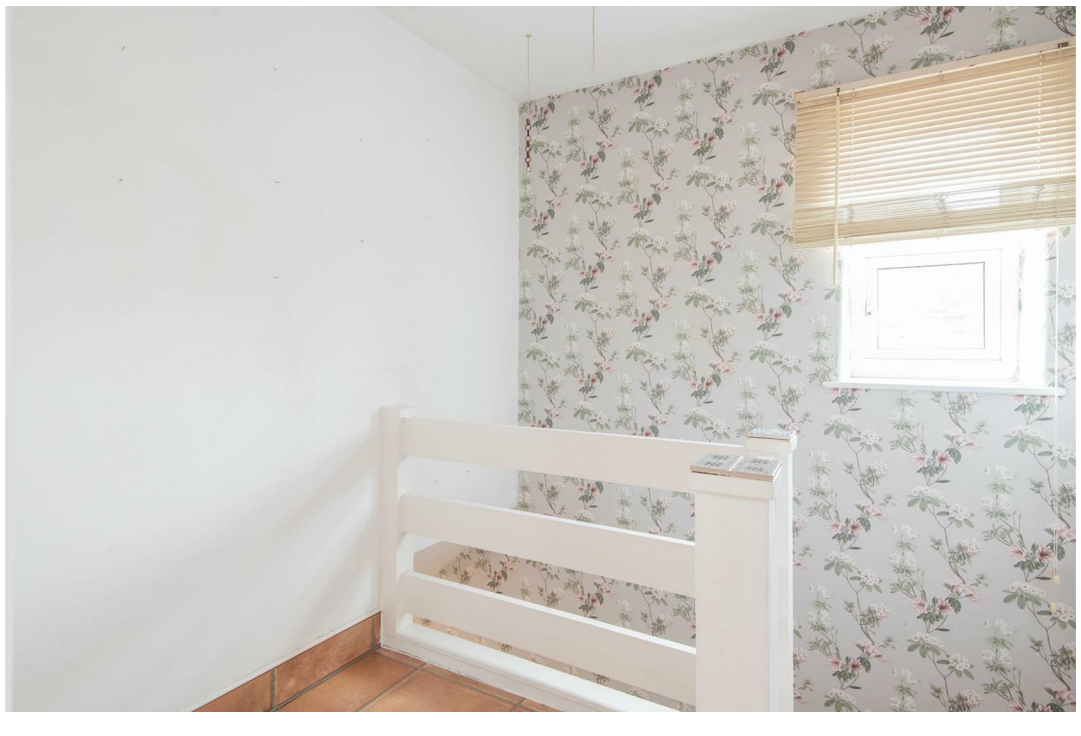


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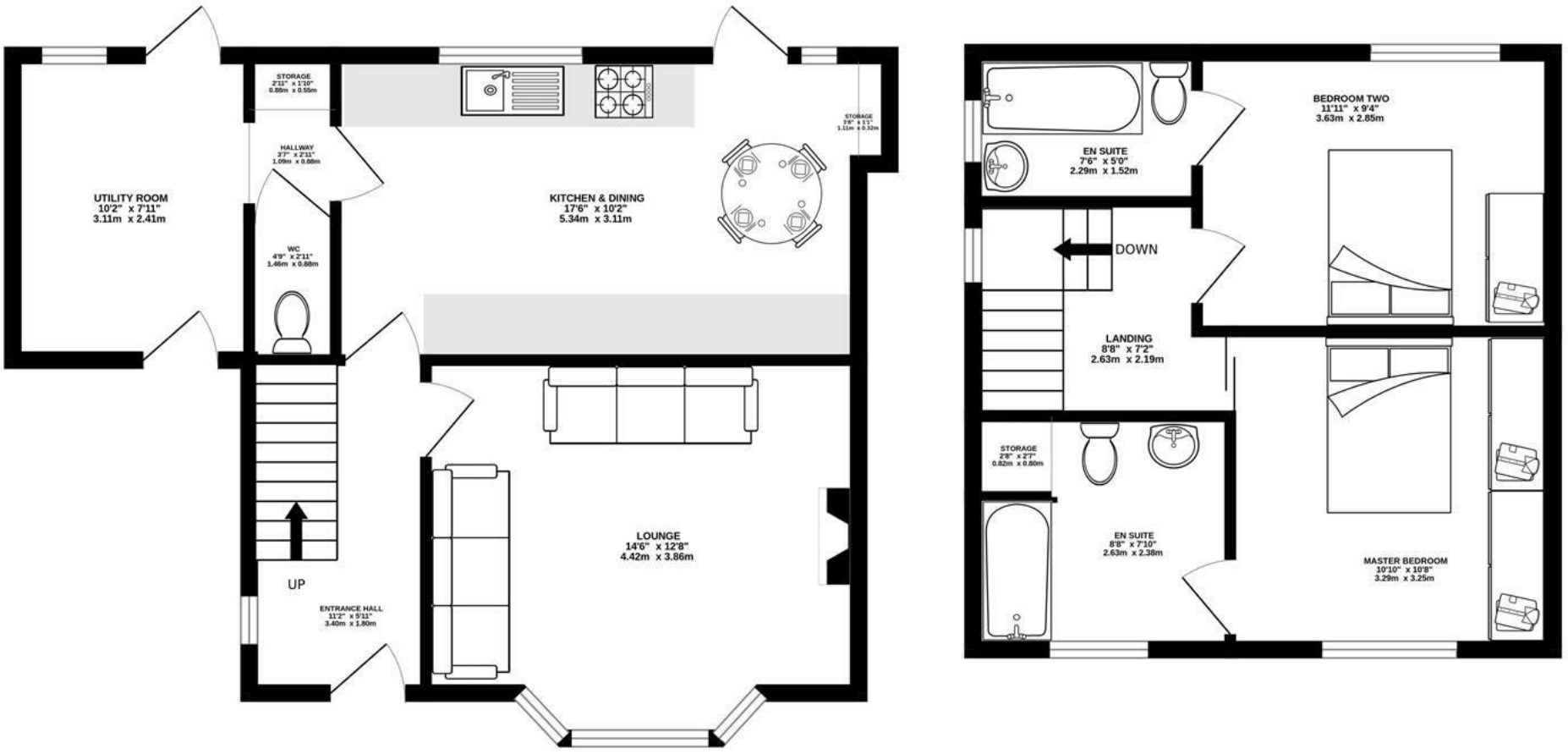


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GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

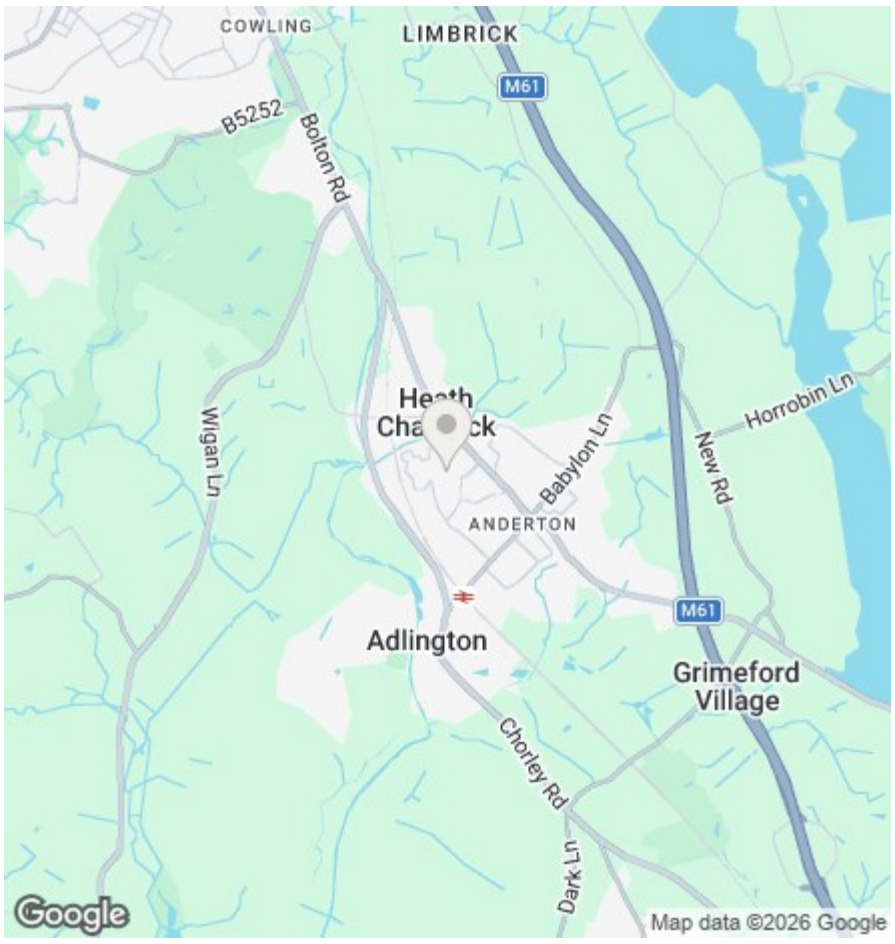
1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.

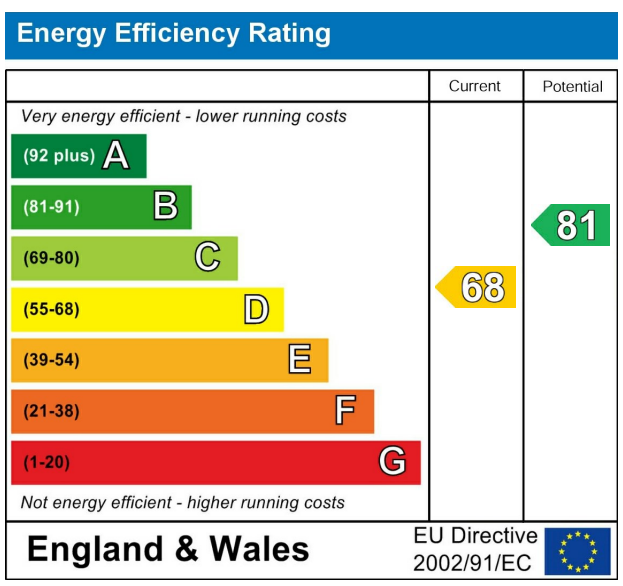


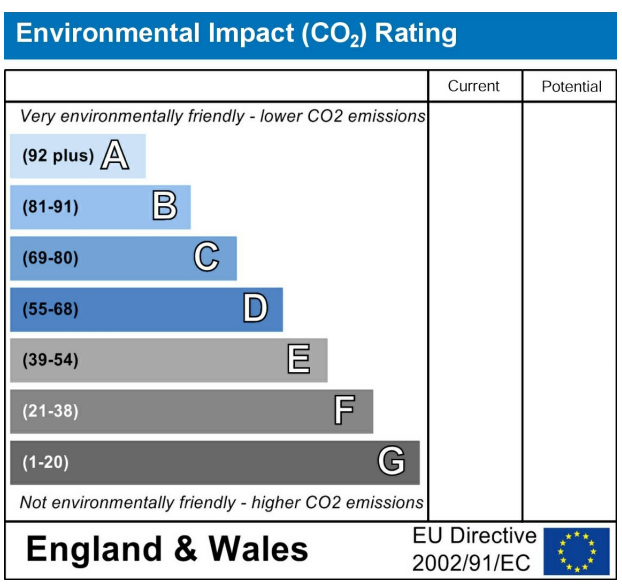

TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

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.




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