



Rossendale Drive, Adlington, Chorley

Offers Over £489,995

Ben Rose Estate Agents are pleased to present to market this stunning five-bedroom detached family home, set within the highly sought-after area of Adlington, Lancashire. Finished to a modern standard throughout and offering a thoughtfully designed layout, this beautiful home provides an ideal setting for growing families seeking both comfort and style. Positioned in a peaceful setting with attractive greenery and a nearby pond to the front, the property also benefits from its close proximity to a wealth of local amenities, including well-regarded schools, shops, and eateries. For those who enjoy the outdoors, scenic countryside walks such as Rivington Pike and the surrounding reservoirs are just a short distance away. Excellent transport links are also on offer, with Adlington train station nearby providing direct routes into Manchester and beyond, as well as convenient access to surrounding towns such as Chorley, Horwich, and Bolton, alongside major motorway networks including the M61.

Upon entering the home, you are welcomed by a spacious reception hall that provides access to the majority of the ground floor rooms. To the front, the generous lounge enjoys a pleasant outlook over greenery and a pond, creating a peaceful and relaxing environment. Moving back through the hallway, you will find a practical utility room with external access to the side of the home, along with a convenient downstairs WC. To the rear of the property is the true heart of the home – a stunning open plan kitchen/diner/snug. This beautifully presented space is perfect for both everyday family life and entertaining, featuring a modern fitted kitchen with integrated appliances and a breakfast bar for two. The dining area benefits from French doors opening out onto the garden, while the snug area offers a cosy space to unwind. There is also internal access here to the double garage that is currently being used as a gym, providing even more versatility.

Ascending to the first floor, you are greeted by an open landing with integrated storage. The property boasts five generously sized and versatile bedrooms, ideal for families or those needing additional space for a home office or guest accommodation. The impressive master bedroom benefits from a walk-in wardrobe, a stylish three-piece en-suite, and a Juliette balcony overlooking the greenery to the front. Bedroom two also features a fitted wardrobe and its own three-piece en-suite, while the remaining bedrooms are served by a modern four-piece family bathroom.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for up to two vehicles and leads up to the double integrated garage. The rear garden is a standout feature of the home, having been beautifully landscaped to create a versatile and inviting outdoor space. Immediately off the property is a patio seating area with a covered section, perfect for year-round use. Steps lead up to a decked area housing a greenhouse, while a well-maintained lawn sits at the centre, bordered by attractive plant beds. A further decked seating area with a pond adds to the charm, and to the far end of the garden, an additional seating area provides a tranquil spot to relax and enjoy views back towards the home. This exceptional outdoor space perfectly complements what is a truly wonderful family home.





















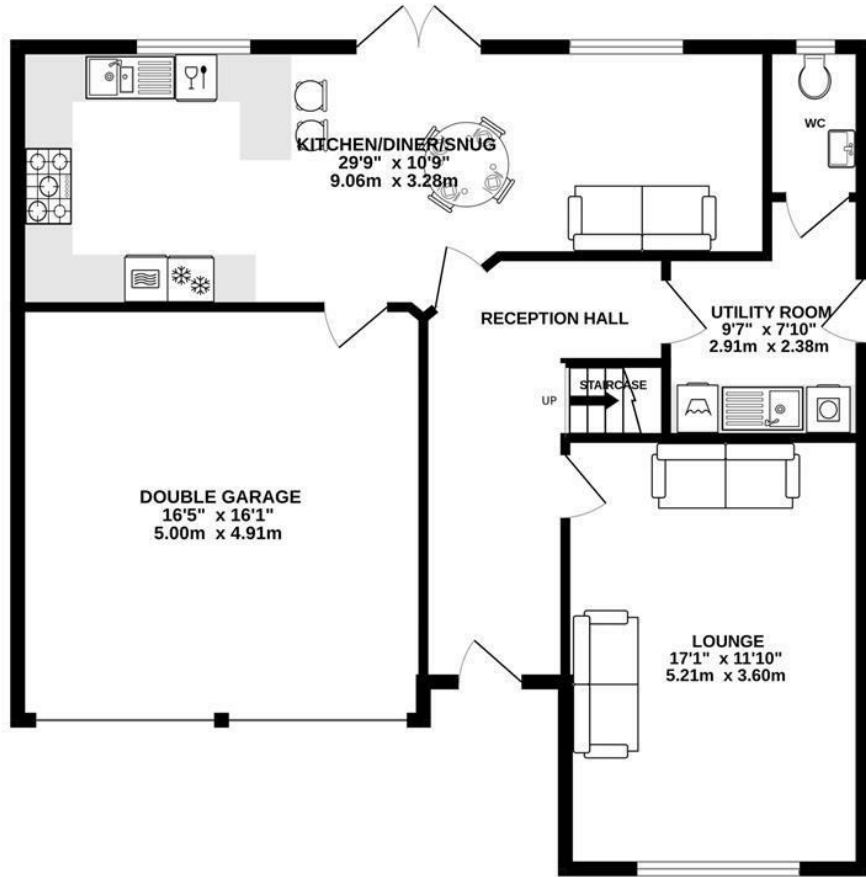




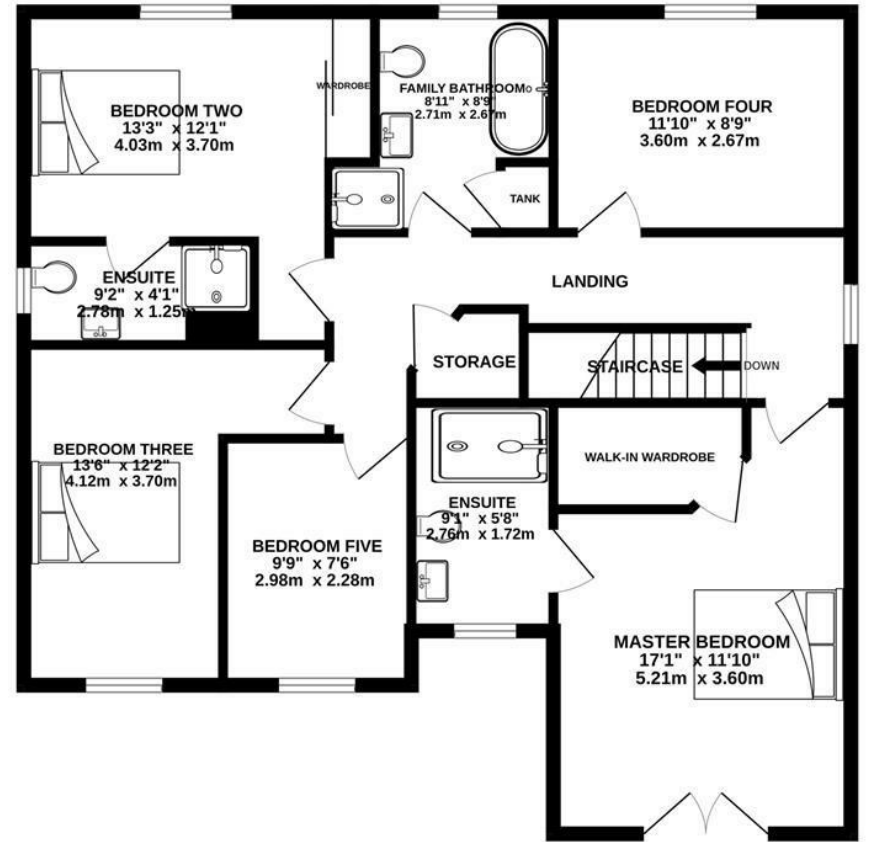




GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.

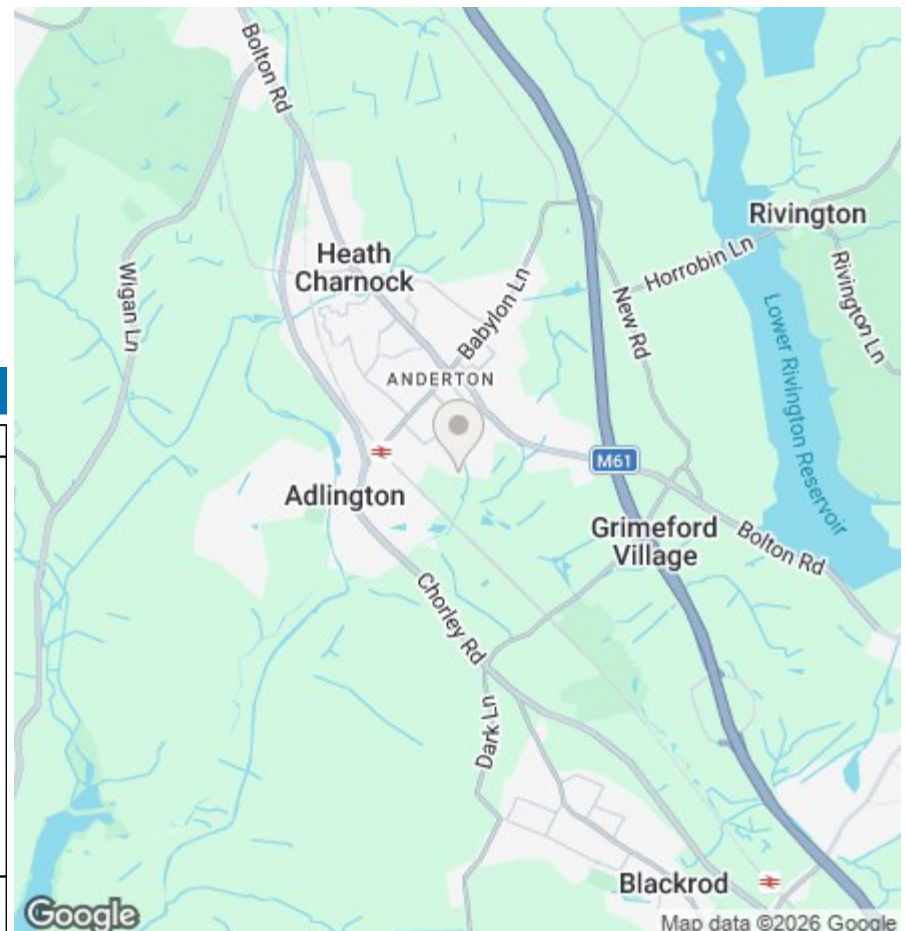


TOTAL FLOOR AREA : 1888 sq.ft. (175.4 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 (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	