



Grove Farm Drive, Adlington, Chorley

Offers Over £389,995

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom detached property, located in the sought-after village of Adlington, Chorley. Nestled in the corner of a quiet cul-de-sac, this lovely home offers a spacious and versatile layout, perfect for families. The property is situated within walking distance of Adlington village and train station, where you will find a range of local amenities, including shops, restaurants, schools, and parks, creating a convenient and family-friendly environment. The home also benefits from excellent travel links, with easy access to the M61 and M6 motorways, making it ideal for commuters.

Stepping into the property, you are welcomed into the entrance hallway, which provides access to all ground floor rooms, along with a convenient WC and staircase to the upper level. To the right, you will find the spacious lounge, offering comfortable living space with a large window overlooking the front aspect. Moving through, you enter the impressive open plan kitchen/diner. Spanning the full width of the home, this bright and inviting space features a contemporary farmhouse-style kitchen, offering ample storage, a Belfast sink, range cooker, integrated dishwasher, wine fridge, and a convenient breakfast bar. A practical utility cupboard, located just off the kitchen, provides additional storage and space for freestanding appliances. The dining area offers ample space for a large family dining table and benefits from double patio doors opening out to the rear garden. Completing the ground floor is a versatile office space, ideal for home working or alternatively suited as a playroom, snug, or hobby room.

Moving upstairs, you will find four well-proportioned double bedrooms, with the master and bedroom two benefiting from integrated storage. The master bedroom also boasts a private en-suite shower room. A modern four-piece family bathroom completes this level.

Externally, to the front, the property features a private driveway providing off-road parking with a convenient EV charging point. The driveway leads to the attached single garage, which is equipped with power and lighting and accessed via an up-and-over door.

To the rear is a generously sized garden, featuring a spacious lawn, flagged patio, and two raised decking areas, creating the perfect setting for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.













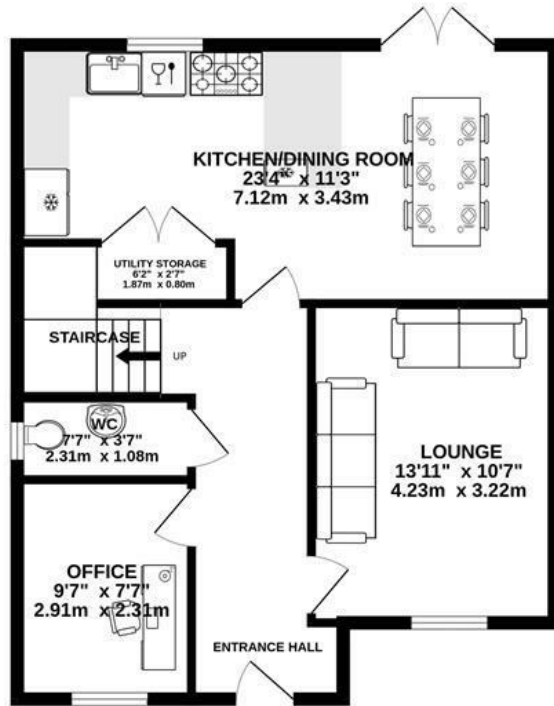




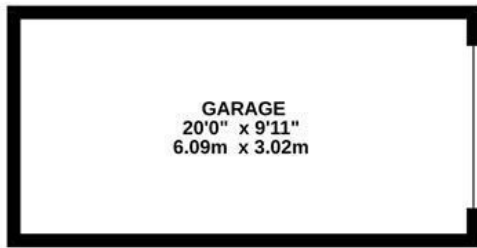
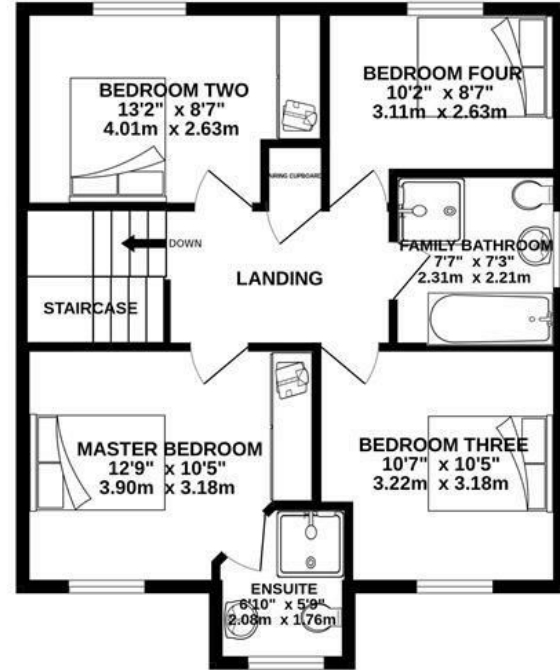




GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.

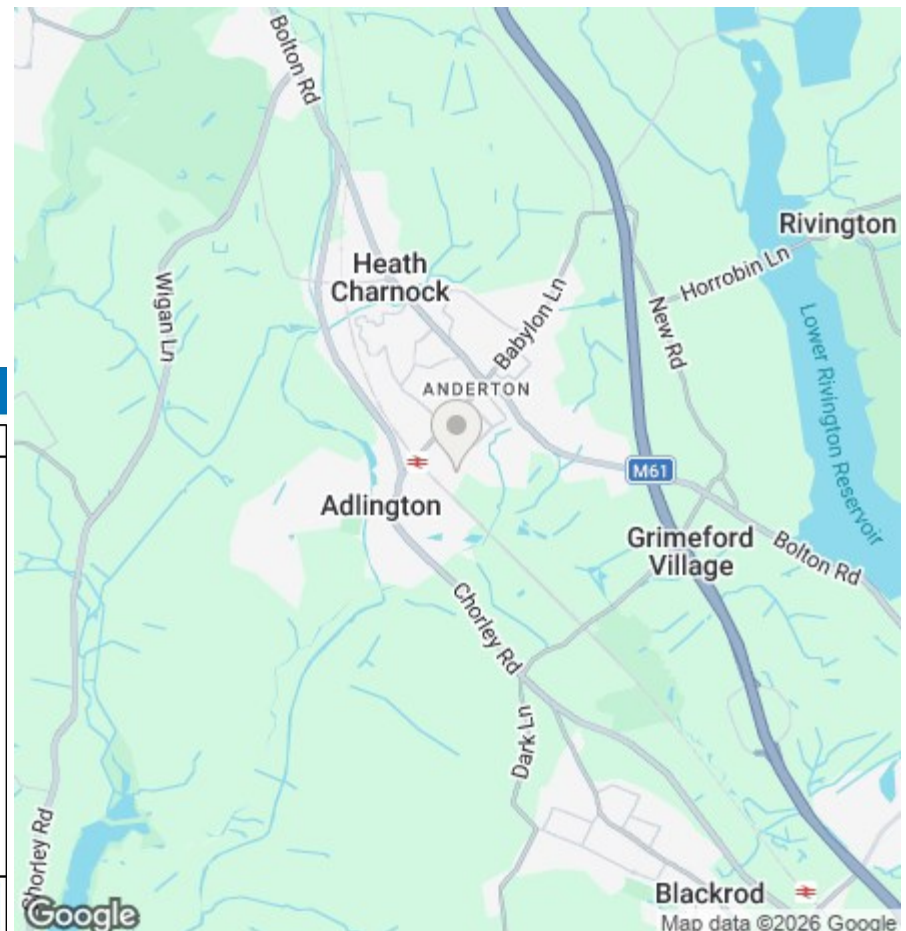


TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.

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		
(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	