



## Fairview Drive, Adlington, Chorley

Offers Over £369,995

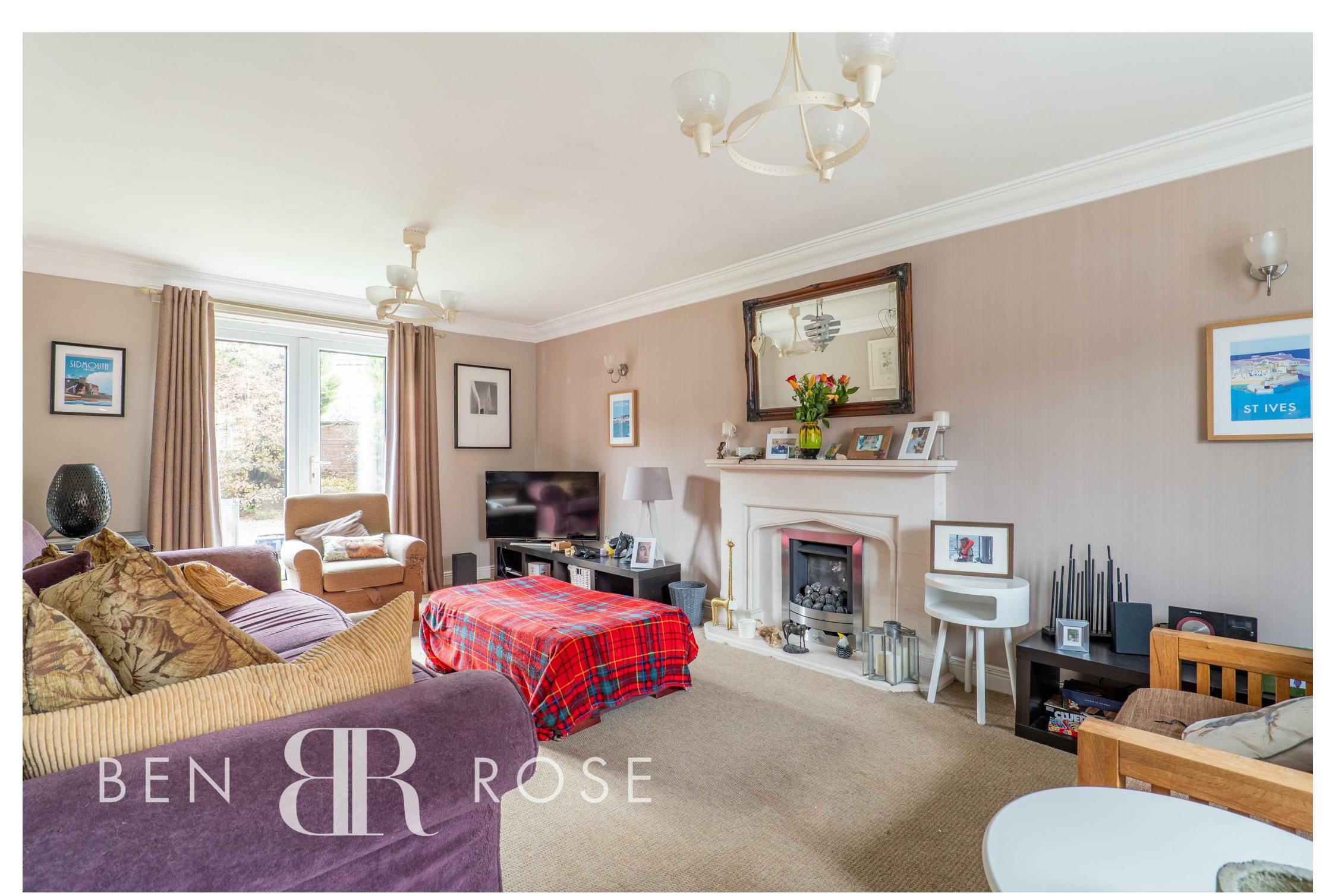
Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached home, located in the charming village of Adlington, Lancashire. This stunning property offers spacious and versatile living over three floors, perfect for growing families seeking a home in a peaceful area. Positioned within easy reach of local amenities, Adlington provides excellent travel links, including a nearby train station offering direct routes to Manchester and Preston, as well as convenient access to bus services and the M61 motorway. The property is also close to highly regarded schools, local shops, and picturesque countryside walks, making it ideal for family living.

Upon entering the home, you are welcomed into the reception hall featuring a staircase leading to the upper floors. To the right, the spacious lounge serves as a warm and inviting space, complete with a feature fireplace and patio doors that open to the garden. Towards the opposite side of the hall is a versatile snug that could be used as a home office or playroom. At the heart of the home lies the open-plan kitchen/diner, boasting integrated appliances such as dual ovens and a fridge/freezer, alongside ample room for a family dining table. This space also provides additional garden access, perfect for entertaining. Completing the ground floor is a convenient utility room and a modern WC.

The first floor features an open landing that leads to three well-sized bedrooms, each benefitting from fitted storage. The master bedroom is a true highlight, offering its own three-piece ensuite shower room, which will have new flooring fitted before the sale. A four-piece family bathroom serves the remaining two bedrooms on this floor, offering a practical space for relaxation.

The second floor offers two additional double bedrooms, both featuring fitted wardrobes and sharing a Jack & Jill ensuite. These rooms provide excellent flexibility, making them ideal as guest rooms, teenage retreats, or private spaces for working from home.

Externally, the property boasts a double driveway with space for two cars, leading to a detached double garage. To the rear, a secluded garden offers a perfect balance of lawn and multiple patio areas, ideal for outdoor dining and relaxation. This home truly delivers a harmonious blend of spacious interiors and tranquil outdoor spaces, making it a must-view for families looking to settle in Adlington.



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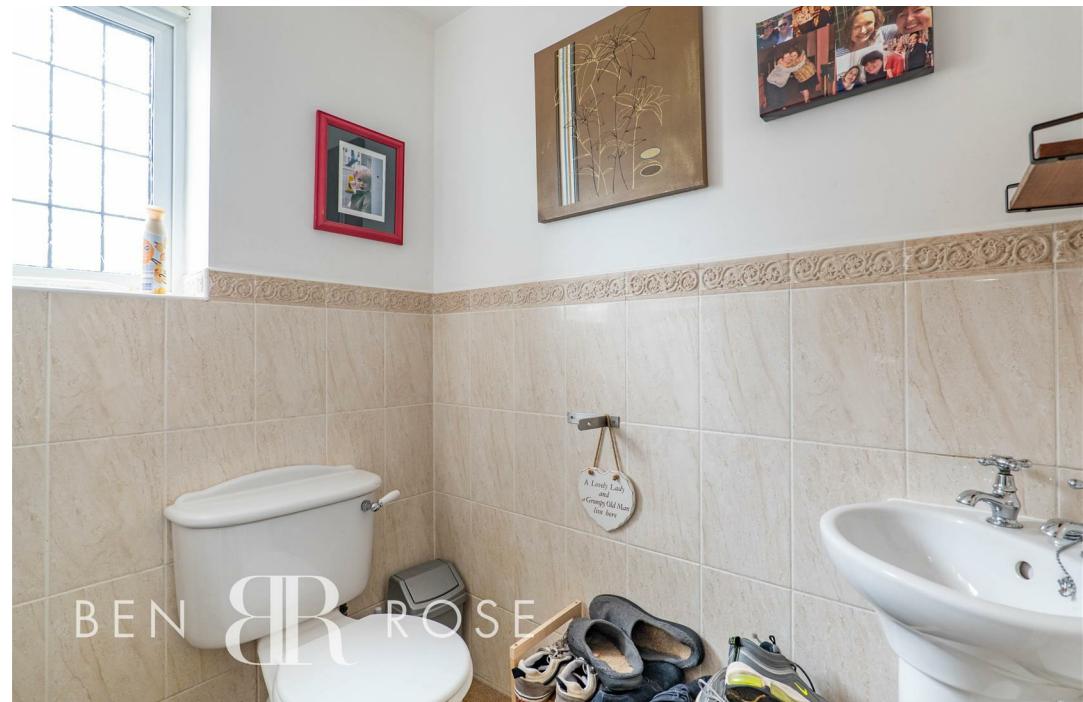
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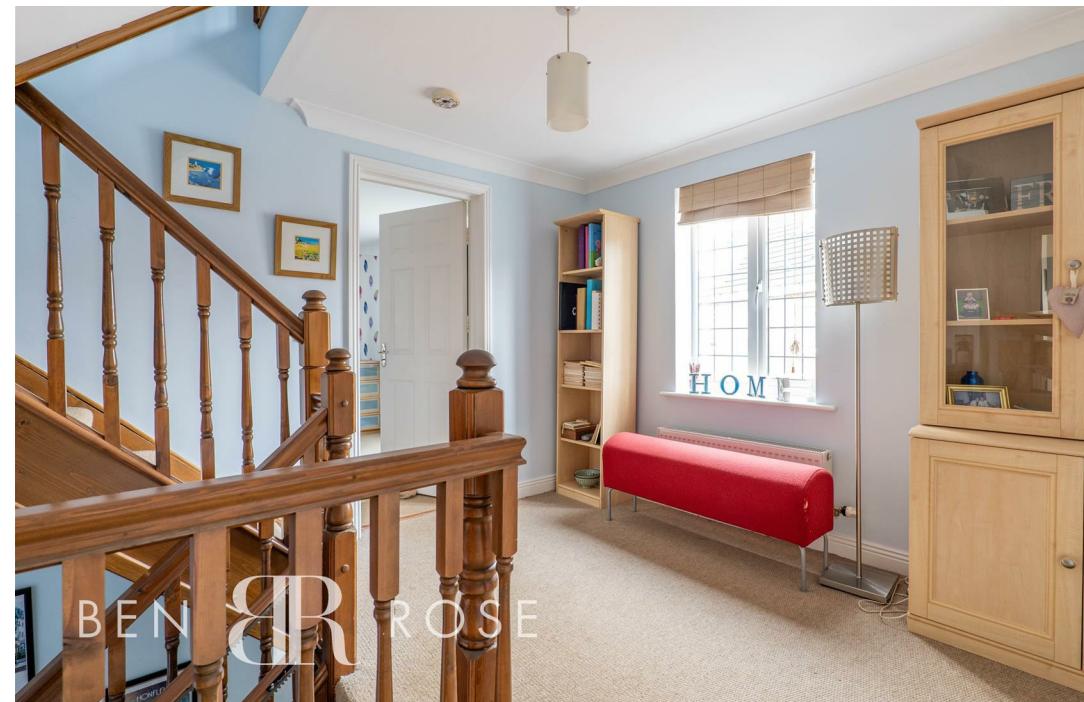
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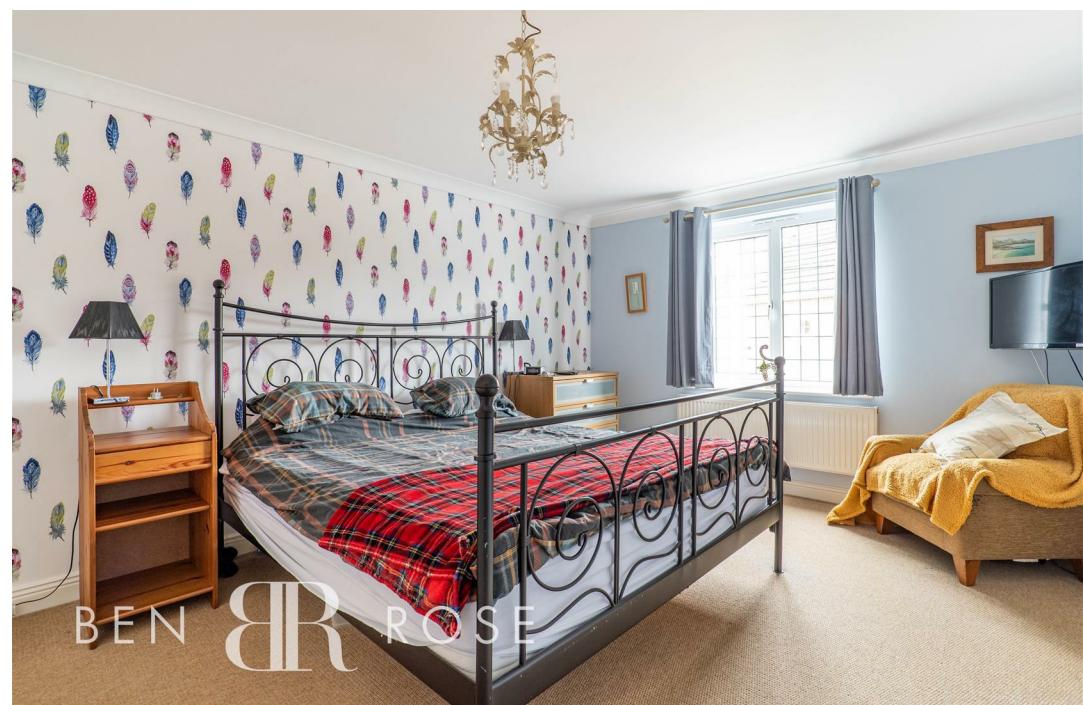
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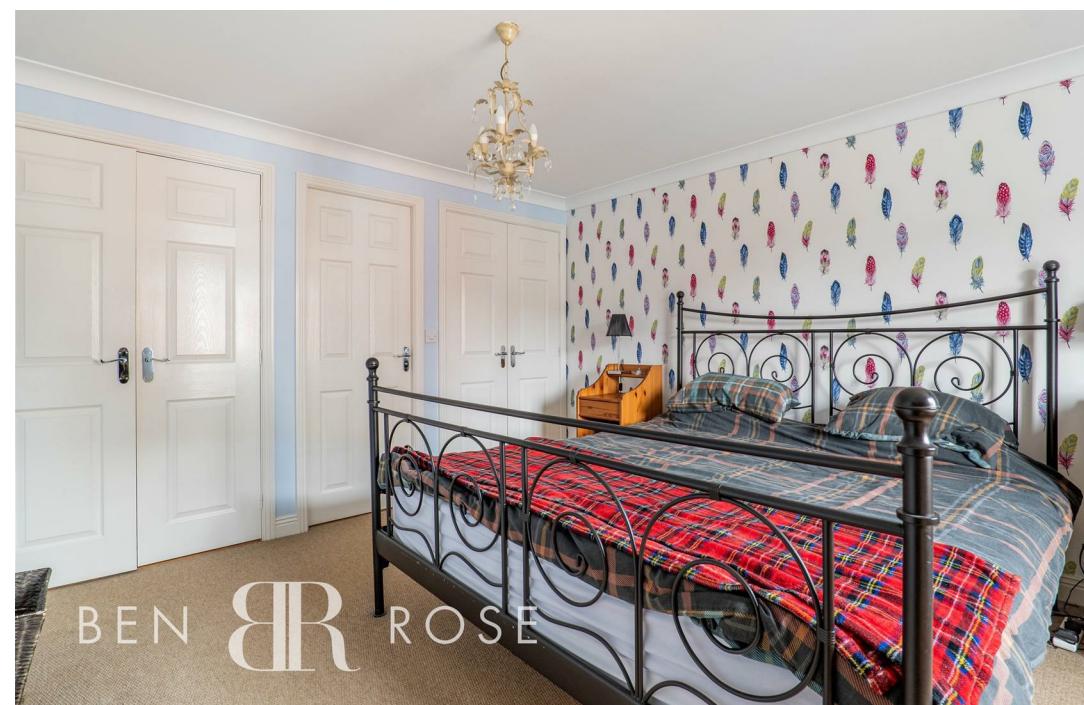
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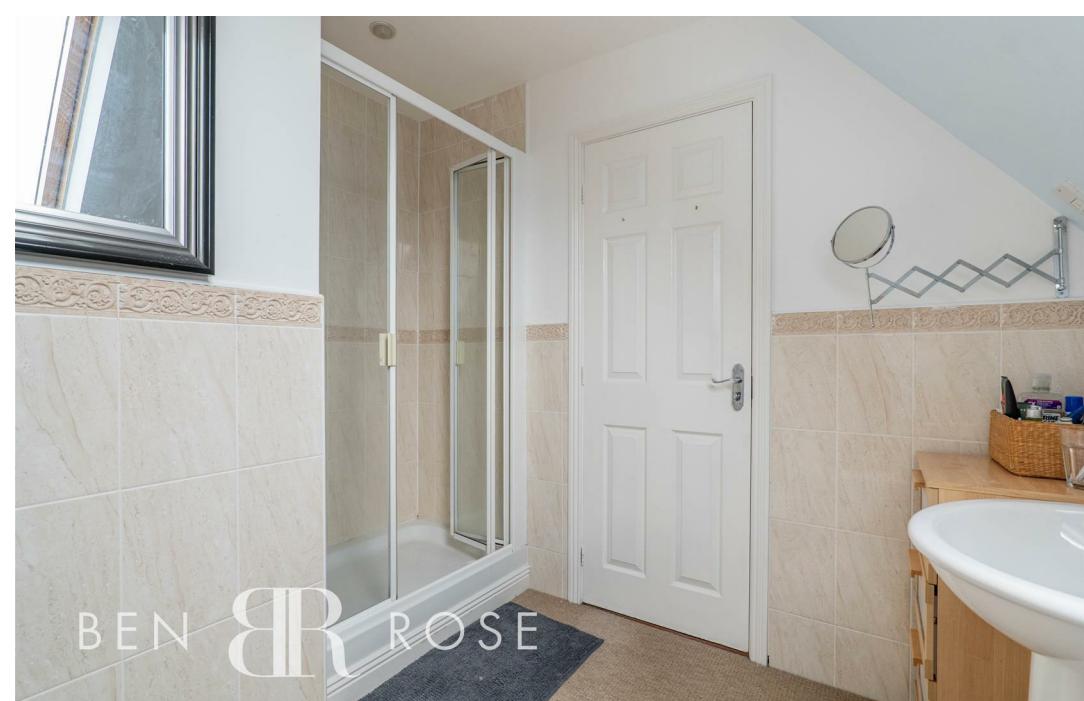
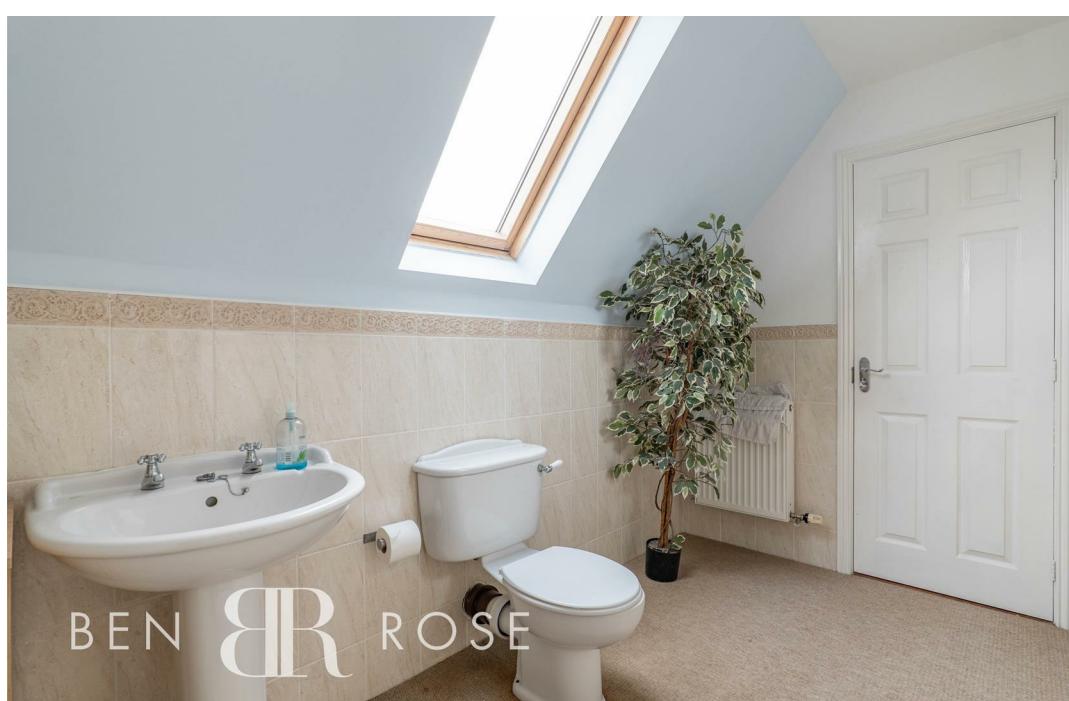
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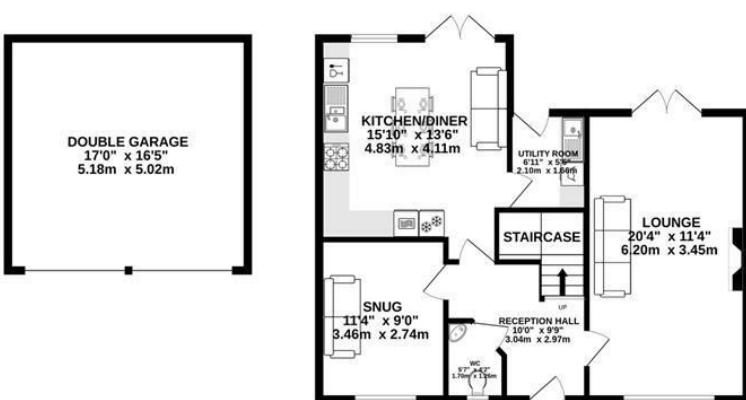
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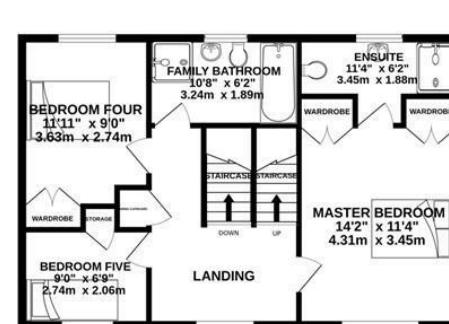
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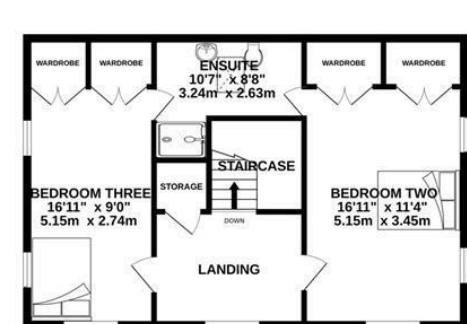
GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



2ND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.2 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

