



Mount Pleasant, Adlington, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow, nestled within the highly sought-after village of Adlington. The area offers a wealth of local amenities, including reputable schools, scenic countryside walks, supermarkets, independent shops, cafés, and traditional pubs. Both Buckshaw Parkway railway station and Chorley railway station are within easy reach, providing convenient rail connections, while the nearby M61 motorway, M6 motorway, and M65 motorway offer excellent commuter links to Preston, Manchester, and beyond.

The home has been completely refurbished and modernised throughout, including a newly fitted kitchen, new flooring and internal doors, a new electrical consumer unit and lighting, and a newly installed boiler. Finished with neutral décor throughout, the property provides a comfortable move-in-ready home.

Stepping into the property, you will find yourself in the welcoming entrance hallway which provides access to all rooms. Directly ahead is the spacious lounge, featuring a charming central log burner and a large window overlooking the front aspect. The hallway also leads to two well-proportioned double bedrooms and a modern three-piece shower/wet room. Completing the internal accommodation is the newly installed kitchen, which offers ample storage and integrated appliances including a fridge freezer, oven, hob, dishwasher, and wine cooler. Just off the kitchen is a convenient rear porch providing single door access to the rear garden along with a useful storage cupboard.

Externally, the home benefits from a private driveway providing off-road parking for multiple vehicles and leading to a single detached garage at the rear. The rear garden is generously sized and features a flagged patio along with lawn space, offering a perfect setting for relaxing or entertaining outdoors.

Early viewing is highly recommended to avoid potential disappointment.







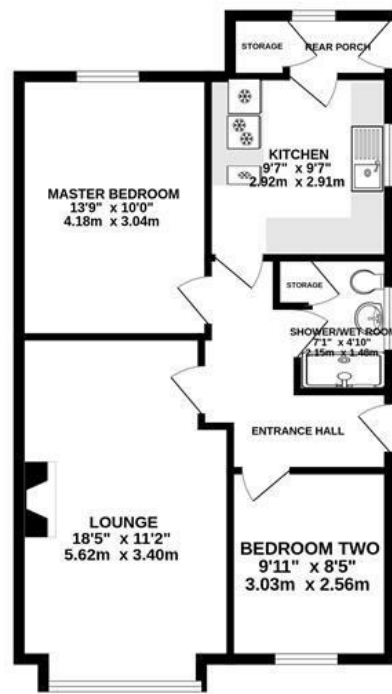
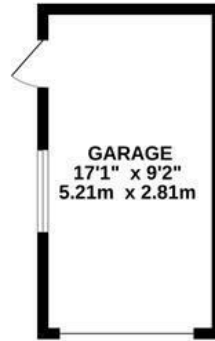






BEN ROSE

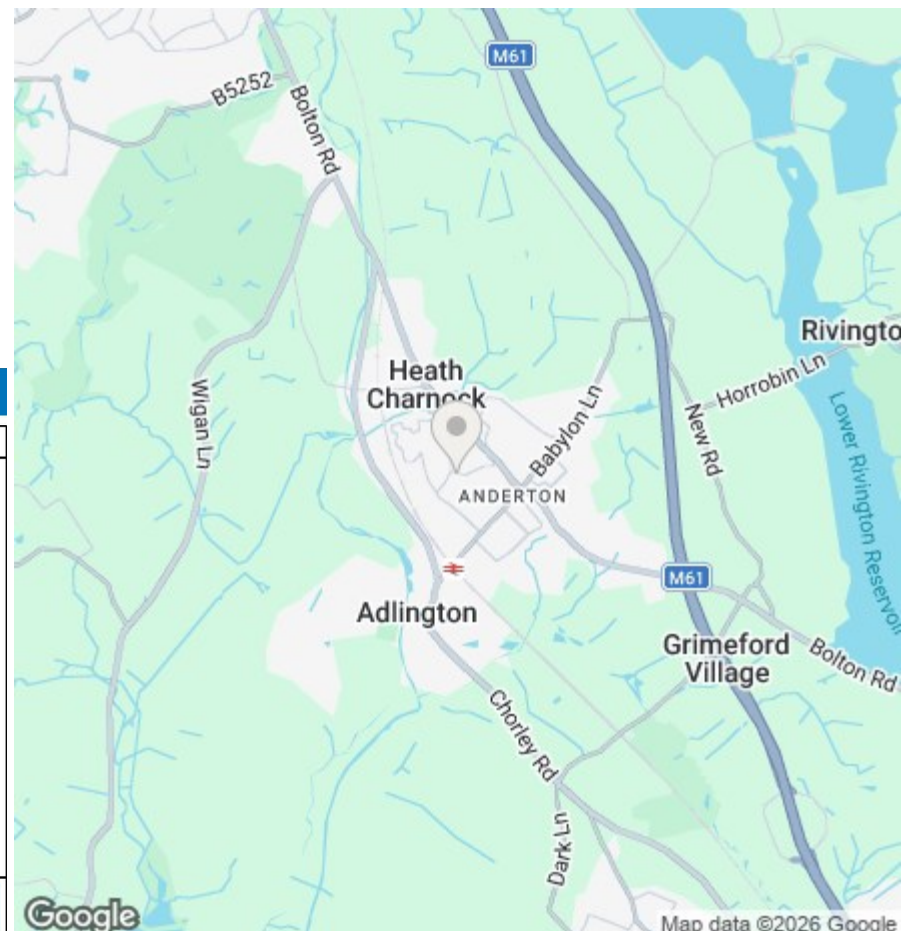
GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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 | 85 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 64 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) 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 |