



Belmont Road, Adlington, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom, semi-detached bungalow, ideally suited to families, couples or those seeking comfortable single-level living. Situated in the popular village of Adlington, Chorley, this home enjoys a convenient yet peaceful setting with a range of local amenities close by, including shops, supermarkets, schools and healthcare facilities. Excellent transport links are within easy reach, with Adlington train station providing regular services to Chorley, Preston and Manchester, along with reliable bus routes nearby. The M61 and M6 motorways are also easily accessible, making this an ideal location for commuters, while the surrounding countryside and local leisure facilities offer plenty of opportunities for outdoor enjoyment.

Upon entering the property, you are welcomed into a central entrance hall which provides access to all areas of the home. The spacious lounge offers a comfortable and inviting living space, ideal for relaxing or entertaining guests. The bungalow boasts three well-proportioned bedrooms, two of which benefit from built-in wardrobes, offering excellent storage solutions. A modern three-piece family bathroom serves the home, while the kitchen is positioned to the rear and features a charming bay window overlooking the garden, creating a bright and pleasant space for everyday cooking and dining.

As a true bungalow, all accommodation is conveniently arranged on the ground floor, ensuring ease of movement throughout and making the property particularly appealing to a wide range of buyers. There are no additional floors, allowing the layout to flow effortlessly and providing a practical and accessible living environment.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, alongside a raised, pebbled garden area enhanced by mature shrubs, adding kerb appeal and character. To the rear, the enclosed garden is both spacious and low-maintenance, featuring astroturf, paved seating areas and two useful sheds, ideal for storage, hobbies or crafts. Overall, this delightful bungalow offers a fantastic combination of space, location and practicality, making it a wonderful place to call home.





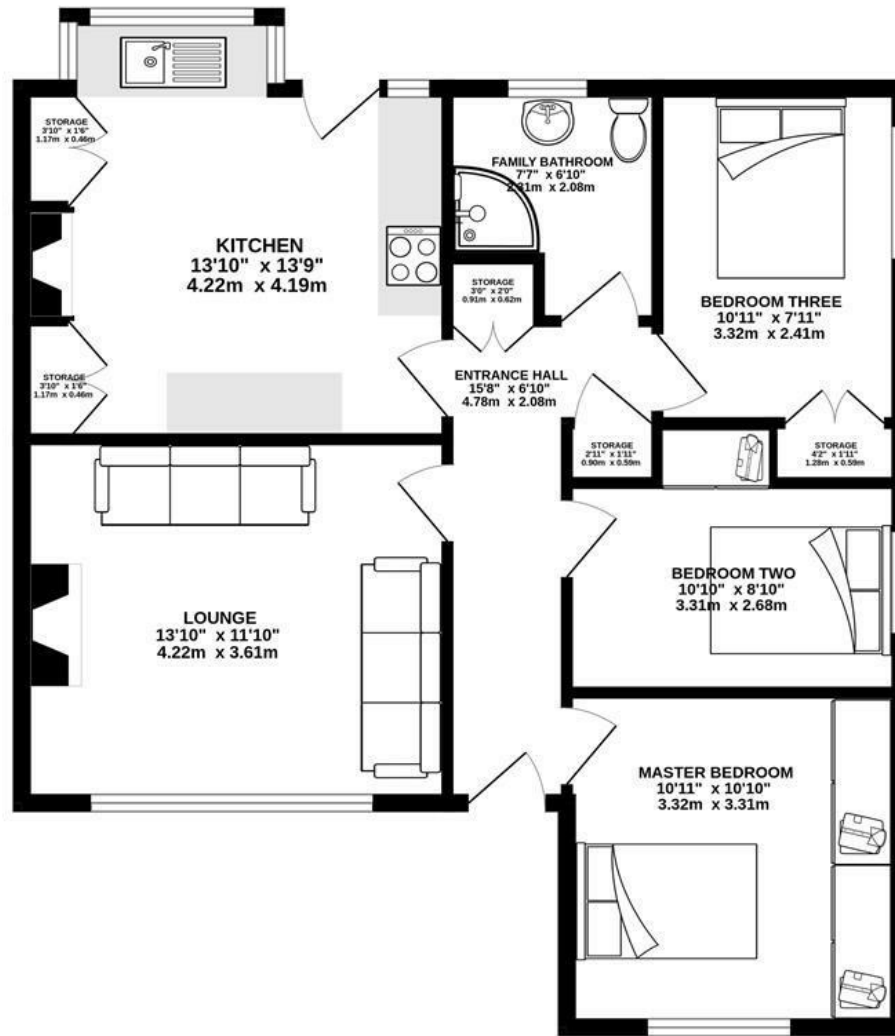








GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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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			
		70	77
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		