BEN ROSE



Chester Place, Adlington, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached property, situated in the ever-popular village of Adlington, Chorley. Deceptively spacious throughout, this lovely home would make an ideal choice for a first-time buyer, while also offering a practical layout well suited to family living. Adlington is a popular and convenient location, with a range of local amenities including shops and pubs, while excellent travel links provide easy access to surrounding towns and further afield via the M6 and M65. The property has also been well maintained and improved by the current vendors, with new windows, a full redecoration throughout and a new tarmac driveway and boiler installed last year.

Upon entering, you are welcomed into a spacious entrance hall, which provides access to the staircase, lounge and remaining ground floor accommodation. The generous lounge benefits from a large front-facing bay window, allowing plenty of natural light to fill the room, while offering ample space for a large sofa suite and additional furnishings. Useful under-stair storage is also accessed from here. To the rear, the dining room provides plenty of space for a four-person family dining table and enjoys an open-plan arrangement with the kitchen, creating a sociable space for everyday living and entertaining. Patio doors provide pleasant views across the rear garden while also allowing direct access outside. The good-sized kitchen is fitted with an integrated hob and oven, along with a fridge freezer, and benefits from external access to the side of the property and rear garden.

Upstairs, a good-sized, sun-filled landing provides access to all three bedrooms and the family bathroom, as well as a useful built-in airing cupboard. The master bedroom and bedroom two are both spacious doubles, while bedroom three is a comfortable single room, making it ideal as a child's bedroom, home office or additional flexible space. Completing the first floor is a good-sized three-piece family bathroom, fitted with a bath and over-bath shower.

Externally, the property benefits from a generous and private rear garden, featuring a combination of lawn and paved areas, a water feature and a selection of mature shrubs and trees which help create a secluded and private setting. A paved area runs down the side of the property and provides access to a shed, offering useful additional storage, while a raised patio creates an ideal spot for outdoor seating and entertaining. To the front, a tarmac driveway provides off-road parking for two cars, with a gate leading through to the rear garden, adding further convenience.















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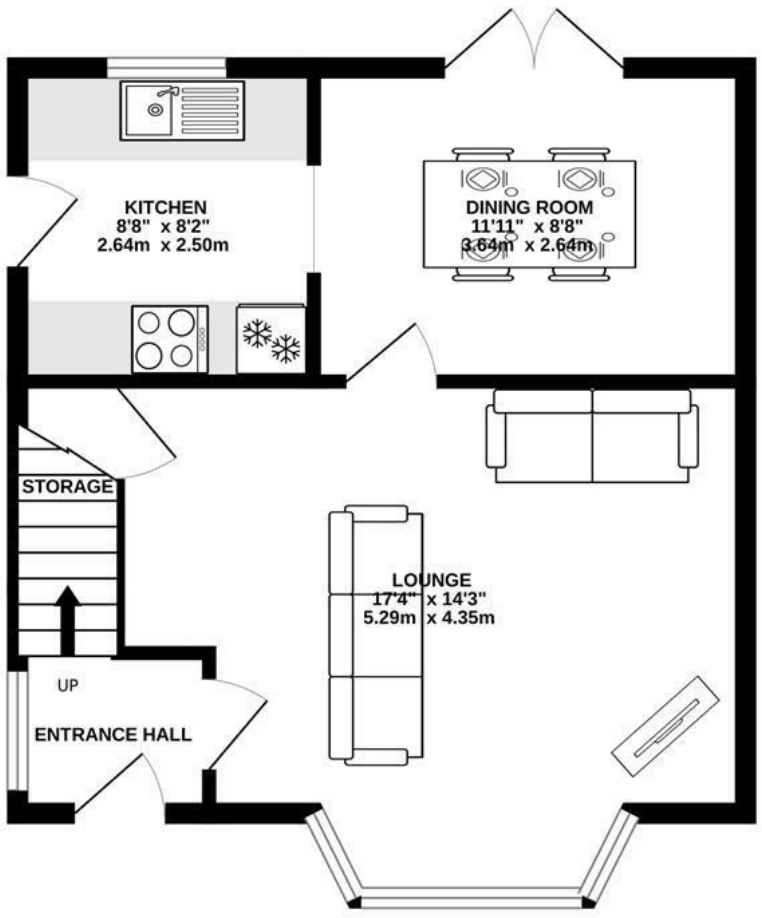




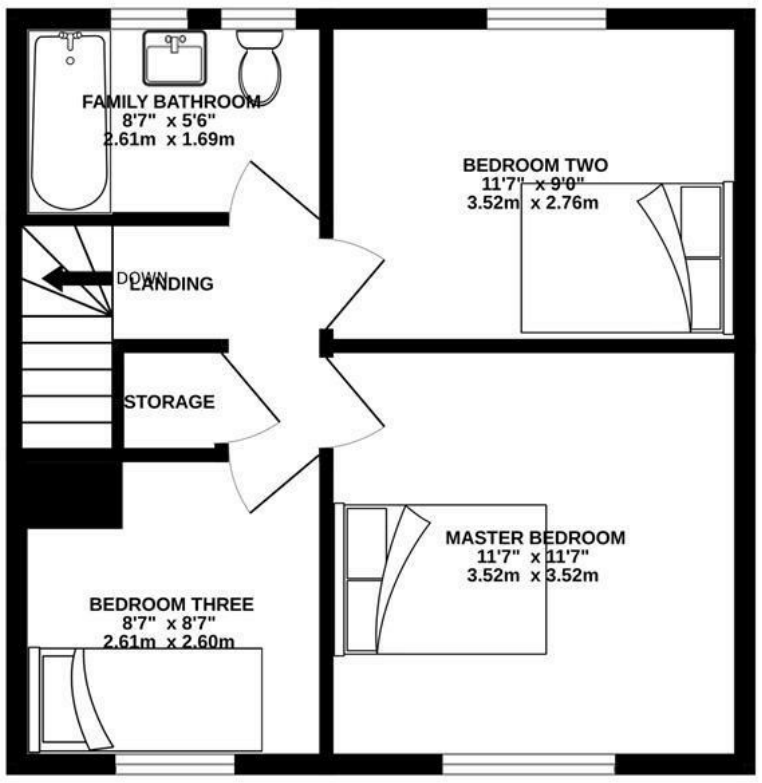


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GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



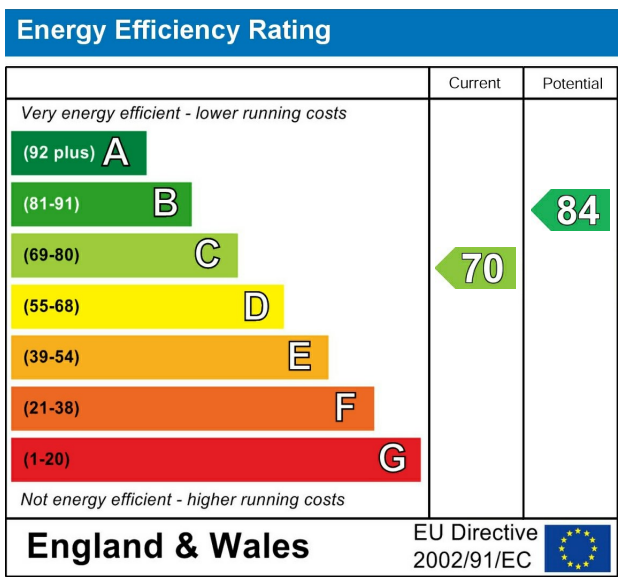
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

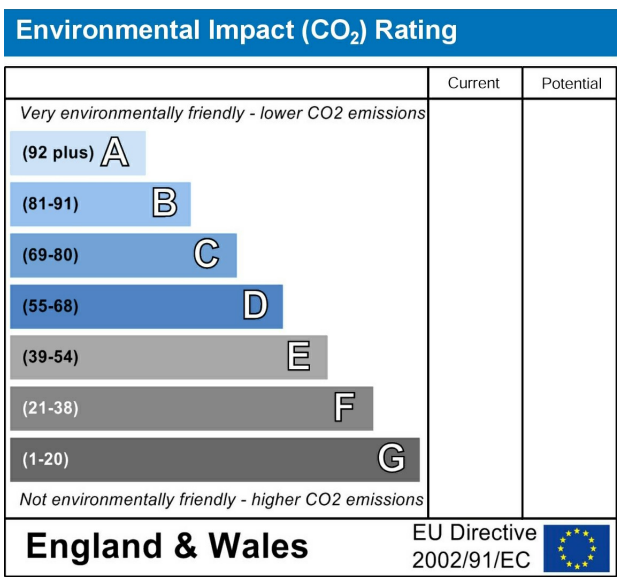


TOTAL FLOOR AREA : 841 sq.ft. (78.2 sq.m.) approx.

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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