BEN ROSE



Fairview Drive, Adlington, Chorley

Offers Over £419,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, set over three spacious floors in the highly sought-after village of Adlington. Having been thoughtfully updated by the current owners, the property benefits from a stunning newly fitted kitchen, stylish contemporary bathrooms and generous, versatile living accommodation throughout, making it an ideal choice for growing families. The home is located in an enviable position, overlooking an open aspect to the front and isn't immediately overlooked to the rear, providing additional privacy and peace of mind. it is also situated in a popular residential location, the home enjoys easy access to a fantastic range of local amenities including well-regarded schools, supermarkets, cafés and everyday conveniences, whilst the nearby village centre offers an excellent selection of independent shops and eateries. Adlington Railway Station is within easy reach, providing direct links towards Manchester and Preston, while excellent road connections via the M61 and surrounding motorway network make commuting across the North West simple. The nearby West Pennine Moors, Rivington Country Park and local canal walks also provide an abundance of outdoor leisure opportunities for the whole family.

Stepping into the welcoming reception hall, you're greeted by a bright entrance that provides access to the majority of the ground floor, along with the staircase and a convenient WC. Positioned to the left is the spacious dual-aspect lounge, filled with natural light and centred around an attractive fireplace, with doors opening directly onto the rear garden to create an effortless connection between indoor and outdoor living. Across the hall, the separate dining room offers excellent flexibility and could equally serve as a family room, home office or playroom depending on your needs. To the rear of the property is the impressive newly fitted kitchen, featuring a range of integrated appliances, ample storage and generous dining space, making it a fantastic hub for everyday family life as well as entertaining guests. A practical utility room sits just off the kitchen, providing additional workspace and storage.

The first floor hosts three well-proportioned bedrooms, including the superb principal suite which benefits from two fitted wardrobes and a luxurious en-suite shower room. Bedrooms four and five are both excellent-sized rooms with integrated storage, offering versatile accommodation for children, guests or those working from home. Completing this floor is the beautifully appointed boutique-style family bathroom, fitted with a modern three-piece suite incorporating an over-the-bath shower. Continuing to the second floor, you'll find two further generous double bedrooms, creating an ideal space for older children or extended family members. These rooms are connected via a stylish Jack and Jill en-suite shower room, with bedroom two also benefiting from fitted wardrobes.

Externally, to the front of the home is an open aspect of green space, providing a lovely aspect from all levels. To the rear the property offers off-road parking for two vehicles, leading to the double garage which has been partially converted into an impressive bar and entertaining space, whilst still offering the potential to be easily reverted back into a full garage if desired. The garage has also recently had a 7kw EV charger installed, future proofing the home for the next owners. The rear garden is a fantastic size and has been designed to maximise outdoor enjoyment, with plenty of seating and social areas perfect for family gatherings, barbecues and relaxing throughout the warmer months. Combining generous accommodation, high-quality modern upgrades and a superb village location, this is a wonderful family home ready for its next owners to move straight into and enjoy.















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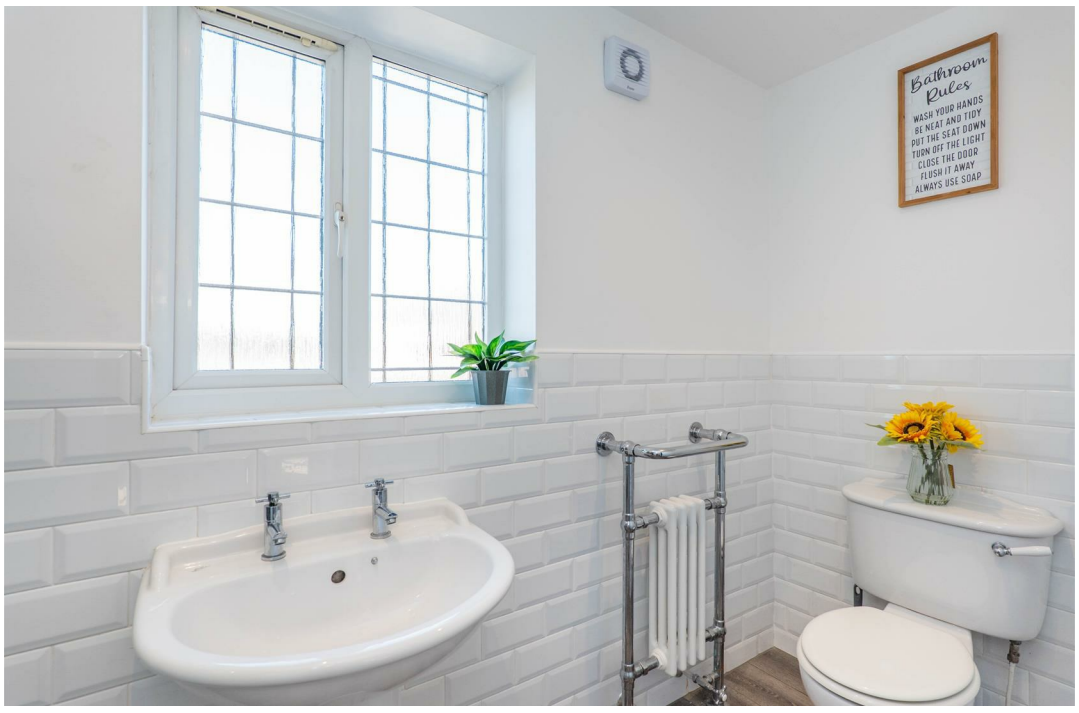


















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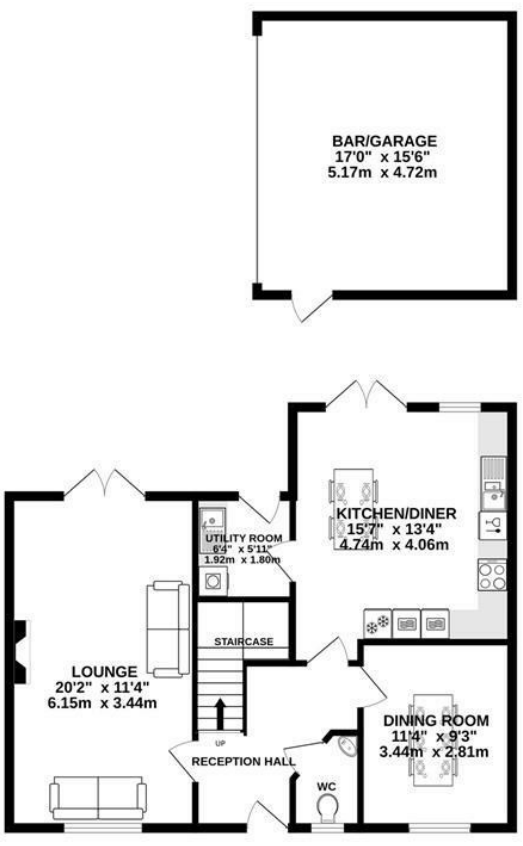

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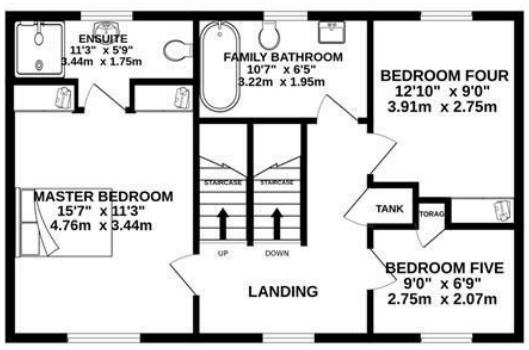

BAR

BEN ROSE

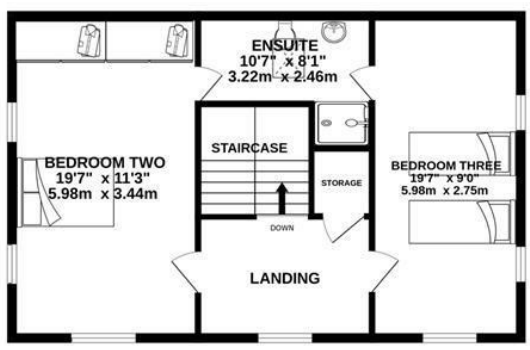
GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



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



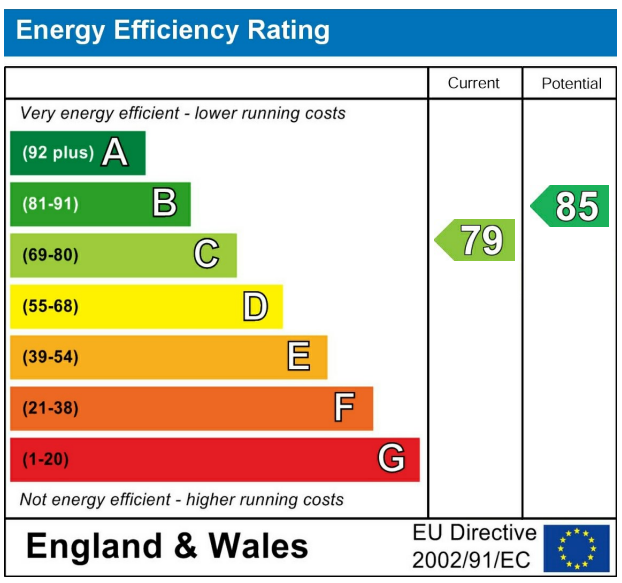
2ND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

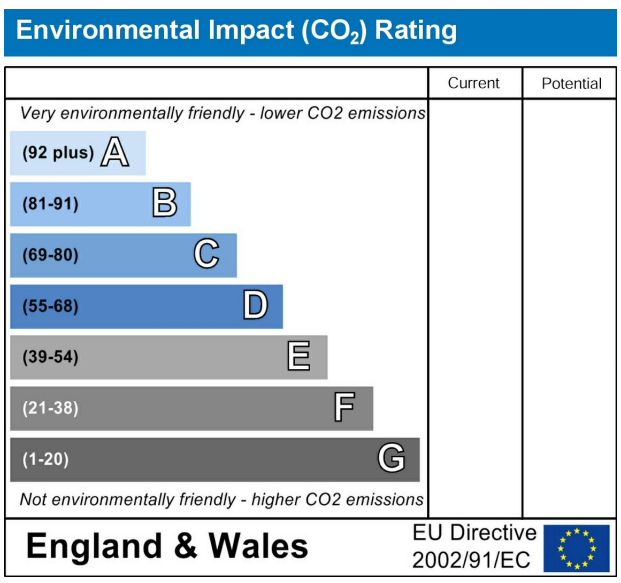


TOTAL FLOOR AREA : 2158 sq.ft. (200.5 sq.m.) approx.

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.







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