BEN ROSE



Marlow Court, Adlington, Chorley

Offers Over £284,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, beautifully positioned in the sought-after village of Adlington and enjoying an enviable canal-facing position overlooking the Leeds and Liverpool Canal. Set across three well-proportioned floors, this attractive family home offers versatile living accommodation, combining characterful features with practical spaces designed for modern family life. Boasting three genuine double bedrooms, the property enjoys a picturesque setting with immediate access to scenic canalside walks and a peaceful atmosphere, whilst remaining conveniently close to everyday amenities. Adlington offers a range of local shops, supermarkets, cafés and well-regarded schools, making it an ideal location for families. Excellent transport links include Adlington railway station, providing direct services towards Manchester and Preston, regular bus routes through the village, and easy access to the M61 motorway for commuters. Nearby Chorley, Horwich and Bolton offer an even wider selection of shopping, leisure facilities and restaurants, while attractions such as Rivington Country Park provide fantastic opportunities for outdoor pursuits.

Stepping through the front door, you are welcomed into an inviting reception hall with the staircase positioned directly ahead, creating an immediate sense of space and flow. The hall leads through into the impressive open plan lounge and kitchen, forming the heart of the home. Enhanced by attractive solid oak flooring that extends throughout the downstairs accommodation, the kitchen is positioned to the front and offers ample storage and workspace, complemented by integrated appliances including a dishwasher and a useful breakfast bar, perfect for busy mornings or informal dining. The space then opens seamlessly into the generous lounge area, where a feature fireplace provides an attractive focal point and creates a warm and comfortable setting for relaxing with family. To the rear of the property is a separate dining room, offering excellent versatility to suit a variety of lifestyles, whether utilised as a formal dining area, children's playroom or home office. From here, there is direct access out to the rear garden.

The first floor hosts two well-proportioned double bedrooms, both offering comfortable accommodation with space for a range of furnishings. Serving this floor is the three-piece family bathroom, fitted with an over-the-bath shower to cater for the needs of a growing family. Occupying the majority of the second floor is the impressive master suite, creating a peaceful retreat away from the rest of the home. This spacious double bedroom enjoys lovely views across the canal and benefits from fitted wardrobes providing excellent storage. The suite is further enhanced by its own private ensuite shower room, offering additional convenience and privacy. A separate laundry room on this level adds a practical touch rarely found in homes of this style.

Externally, the property's unique position truly sets it apart. To the front, an attractive Indian stone pathway leads to a lovely seating area enjoying a stunning outlook across the Leeds and Liverpool Canal. The property benefits from steps leading directly down to the canal, providing immediate access to picturesque waterside walks and allowing buyers to fully embrace this exceptional setting. There is also the option to purchase a mooring, presenting a rare opportunity for boating enthusiasts or those seeking to make the most of the canal-side lifestyle. To the rear, the enclosed garden has also been finished with Indian stone, creating a stylish yet low-maintenance outdoor space with plenty of room for seating, entertaining and family enjoyment. Residents additionally benefit from a well-maintained development, with a current service charge of approximately £23 per month, payable to Regency Estates on behalf of Waterside Residents, covering the upkeep of communal gardens, electricity costs, repairs to the car parks and public liability insurance. Offering spacious accommodation across three floors, three double bedrooms, quality finishes throughout and an exceptional canal-front position, this is a wonderful family home that perfectly balances lifestyle, comfort and practicality.




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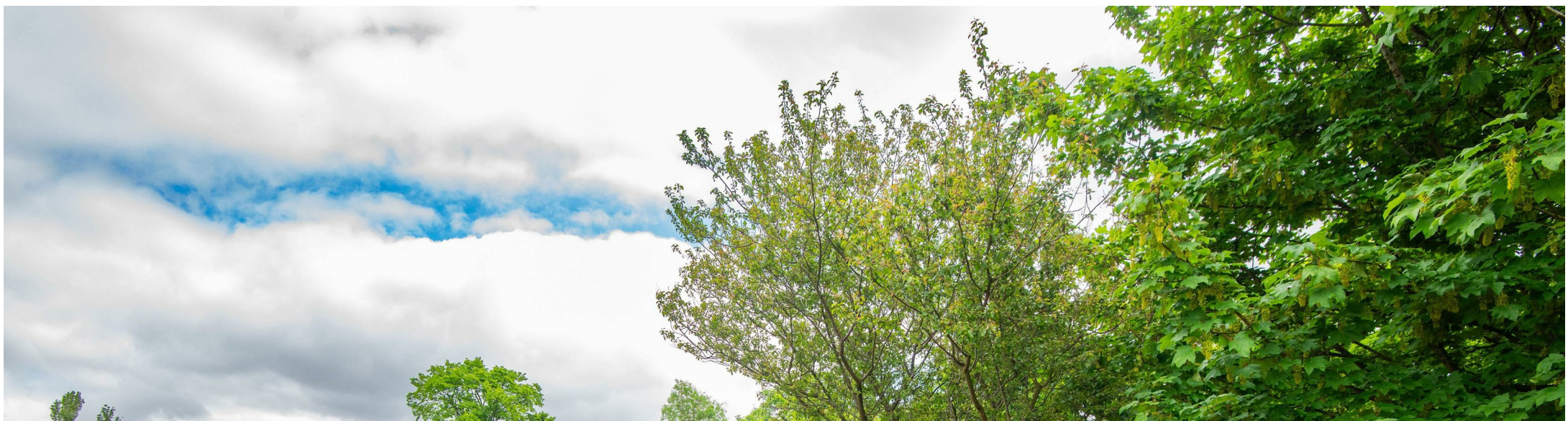











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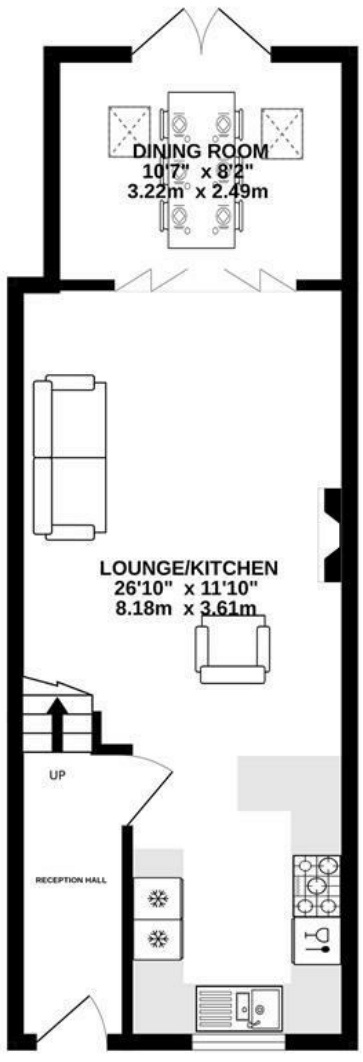




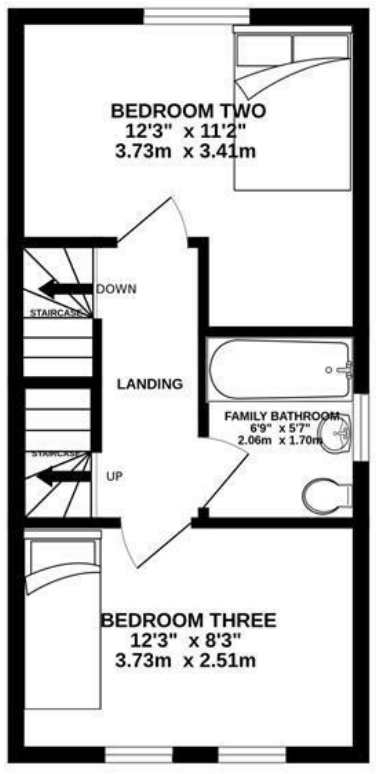


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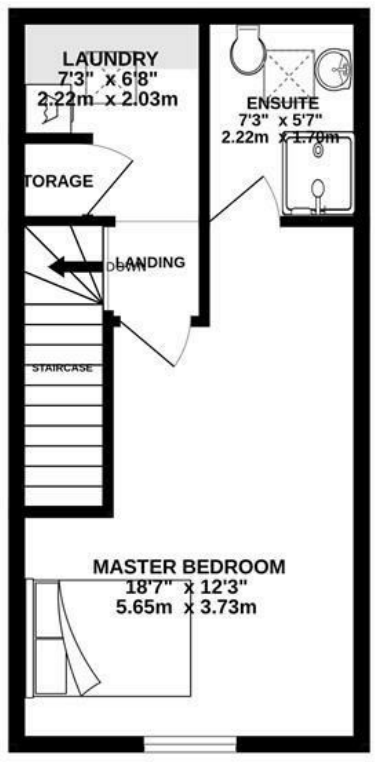
GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



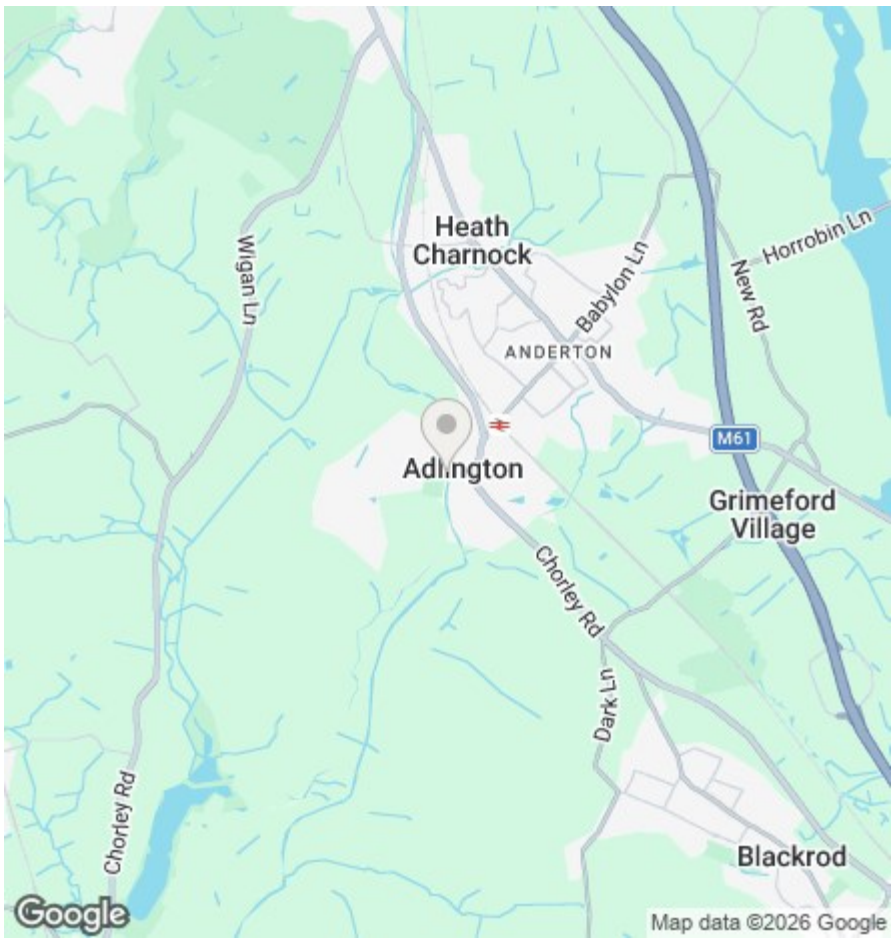
2ND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

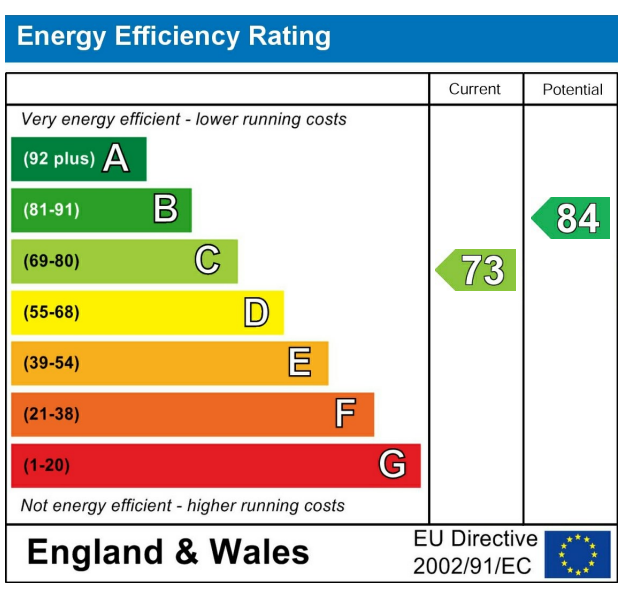


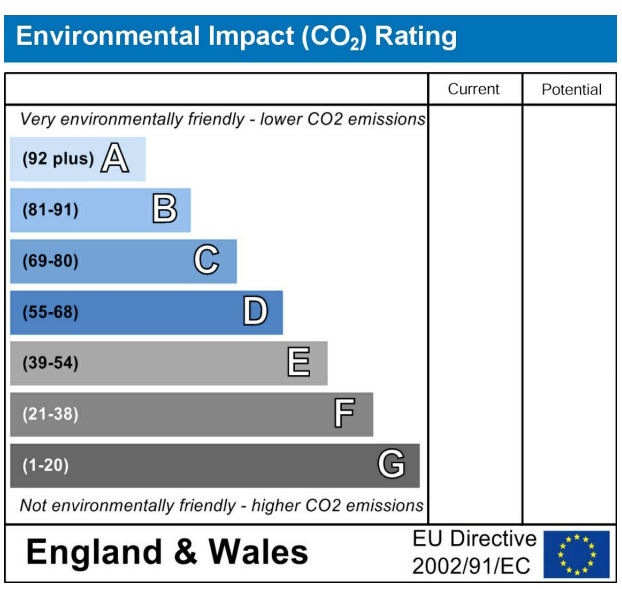
TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

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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