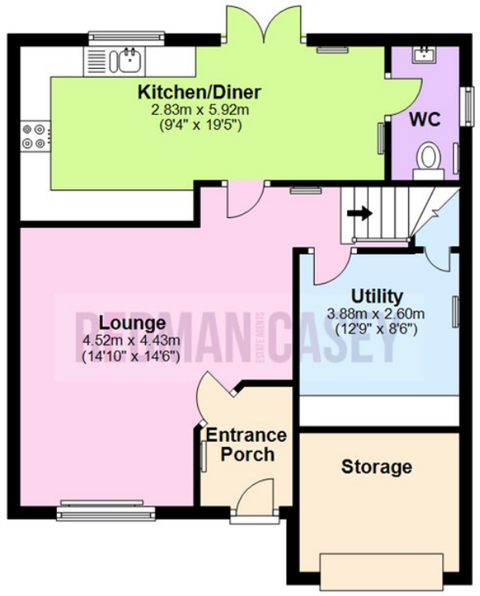
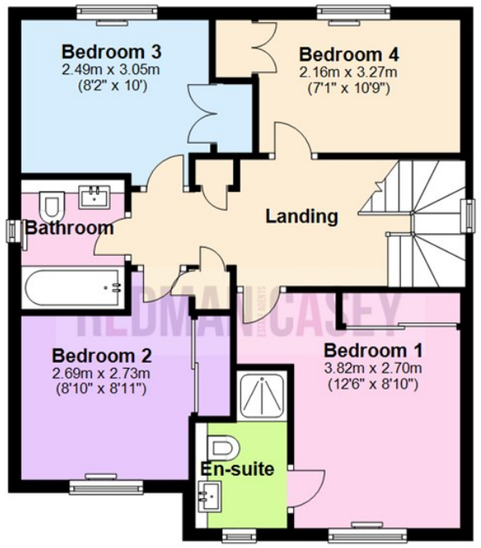
Ground Floor
Approx. 49.7 sq. metres (534.5 sq. feet)



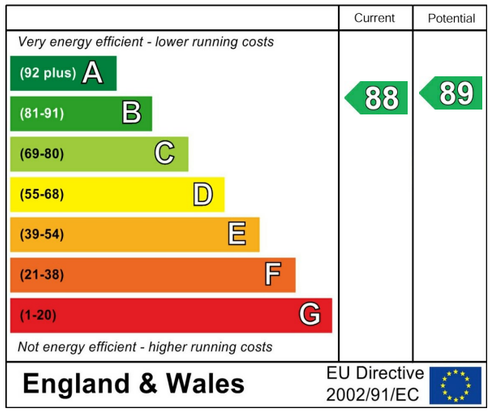
First Floor
Approx. 57.2 sq. metres (616.0 sq. feet)



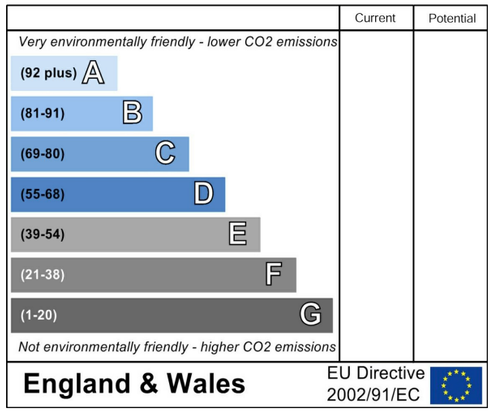
Total area: approx. 106.9 sq. metres (1150.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

4 Barrow Nook Grove, Adlington, Chorley, PR6 9FR

Superb former show house built in c2016 by Stewart Milne this 4 bedroom detached offers excellent family accommodation with spacious lounge, modern fitted dining kitchen, utility room and wc. En-suite to the master bedroom, built in wardrobes to all bedrooms. Private rear gardens not overlooked, parking for 3 cars viewing essential to appreciate. Ideally located for access to road and rail links to Manchester, Preston and beyond

Offers In The Region Of £360,000

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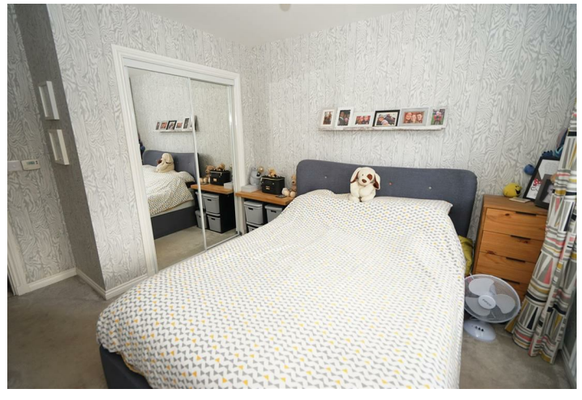

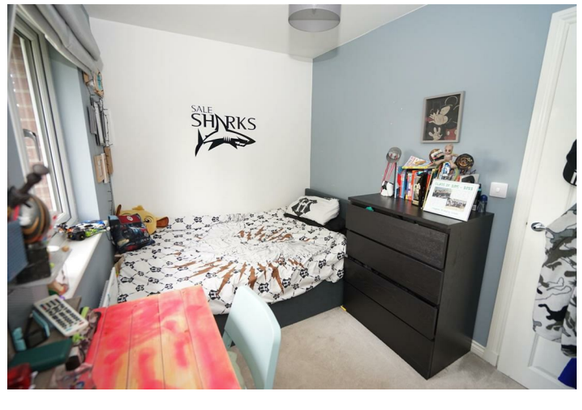

Located in this highly sought after location on the edge of Adlington Village this modern detached property was built in c2016 by Stewart Milne and still carries the remainder of the 10 year warranty. Offering spacious accommodation throughout the property comprises Entrance porch, lounge, fitted dining kitchen with built in and integrated appliances, cloak room wc. utility room. To the first floor there are 4 bedrooms all with built in wardrobes, the master bedroom also has an en - suite shower room, family bathroom fitted with a three piece suite. Outside there are open plan gardens with double width driveway along with an extra parking space to the front corner. To the rear there are private rear gardens that are not over looked with lawn and patio areas. Ideally located for access to local shops, schools and transport links fior road and rail

Entrance Porch
Radiator, Double glazed composite entrance door, door to:

Lounge
14'10" x 14'6" (4.52m x 4.43m)
UPVC double glazed window to front, radiator, double radiator, Luxury vinyl flooring, stairs to first floor landing, door to:

Kitchen/Diner
9'3" x 19'5" (2.83m x 5.92m)
Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, two double radiators, Luxury vinyl flooring, ceiling with recessed ceiling spotlights, double door, door to:

WC
UPVC frosted double glazed window to side, fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and wall mounted mirror, radiator, Luxury vinyl flooring.

Utility
12'9" x 8'6" (3.88m x 2.60m)
Fitted with a matching range of modern white base and eye level units with contrasting oak worktop space, plumbing for washing machine, space for tumble dryer, built-in under-stairs storage cupboard, double radiator, ceiling with recessed spotlights, door to:

Storage
Up and over door.

Landing
UPVC double glazed window to side, built-in airing cupboard housing, factory lagged hot water cylinder with slatted shelving, built-in storage cupboard, door to:

Bedroom 1
12'6" x 8'10" (3.82m x 2.70m)
UPVC double glazed window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator, sliding door, door to:

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower enclosure, WC with hidden cistern, heated towel rail, extractor fan, wall mounted mirror, shaver point, uPVC frosted double glazed window to front, vinyl flooring.

Bedroom 2
8'10" x 8'11" (2.69m x 2.73m)
UPVC double glazed window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator, sliding door, door to:

Bedroom 3
8'2" x 10'0" (2.49m x 3.05m)
UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, radiator, double door, door to:

Bedroom 4
7'1" x 10'9" (2.16m x 3.27m)
UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, radiator, double door, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under, mixer tap and mirror, WC with hidden cistern, full height ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to side, radiator, vinyl flooring.