REDMAN CASEY ESTATE AGENTS

21 Fairview Drive, Adlington, Chorley, Lancashire, PR6 9SB

Offers Over £425,000

Superbly presented and improved detached property located on this highly sought after estate in Adlington. Situated in a cul de sac the property offers spacious and flexible accommodation over three floors with large reception rooms, modern fitted kitchen and 4 bathroom / shower rooms, five generous bedrooms and walk in wardrobe. Benefitting from gas central heating, double glazing and double garage with electric up and over door, along with a feature garden room with bar in the rear garden. Ideally located for shops, schools and transport links this is a property not to be missed

- Superb 5 Bedroom Detached
- Spacious & Flexible Living Accommodation
- Cul De Sac Position
- Ideally Located
- Double garage & Parking for 4 cars
- Private Rear Garden with Garden Room
- EPC Rating C
- Council Tax Band F

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Situated on this highly popular residential estate this 5 bedroom, three story detached offers superb accommodation throughout and has been updated and maintained to a high standard by the current owners. Offering spacious and flexible accommodation the property comprises : Entrance hall, cloakroom / wc. Lounge, dining room, utility room, modern family living kitchen fitted with a range of black gloss modern base and wall units with built in and integrated appliances, conservatory. To the first floor there are three generous bedrooms the master having fitted wardrobes an en suite shower room and walk in dressing room, Jack and Jill en-suite shower room between beds 4 & 5 and a family bathroom fitted with a three piece modern white suite with Jacuzzi style bath. To the second floor there are two more double bedrooms with en suite shower room to bedroom 2 and fitted wardrobes to both bedrooms. Outside there is an open plan front garden with lawn and shrub borders, double width driveway leading to a double garage with electric up and over door and power connection ready for an electric charging point for EV . To the rear is an enclosed garden with patio composite decking area and lawned garden, raised fish pond and a superb garden room with bar and seating area. Viewing is essential to appreciate all that is on offer with this stunning property.

Entrance Hall
Composite double glazed double entrance door, double door, door to:

WC
Fitted with two piece white suite pedestal wash hand basin with tiled splashback, low-level WC and extractor fan, ceramic tiled flooring.

Lounge 16'6" x 10'3" (5.02m x 3.13m)
UPVC double window to front, living flame effect gas fire set in marble surround, two radiators, coving to ceiling, carpeted spiral stairs to first floor landing.

Dining Area 9'3" x 10'2" (2.83m x 3.10m)
Window to front, radiator, karndean flooring, coving to ceiling, open plan, door to:

Utility Room 5'1" x 5'11" (1.54m x 1.81m)
Fitted with a matching range of black base and eye level units with contrasting granite worktops, window to side, karndean flooring, door to:

Living Kitchen Diner 9'9" x 28'0" (2.96m x 8.54m)
Fitted with a matching range of black base units with underlighting, drawers and contrasting granite worktops, 1+1/2 bowl composite sink unit with stainless steel mixer tap, integrated fridge/freezer and dishwasher, built-in electric fan assisted oven, five ring hob with extractor hood over, built-in microwave with warming drawer under, uPVC double glazed window to rear, double glazed window to rear, radiator, karndean flooring, coving to ceiling with recessed spotlights, wall mounted concealed gas boiler serving heating system and domestic hot water, double door, door to:

Conservatory
UPVC double glazed construction with polycarbonate roof and power and light connected, window to rear, three windows to side, double door.

Landing
Circular uPVC frosted double glazed window to front, radiator, stairs to second floor landing, door to:

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Master Bedroom 16'10" x 10'5" (5.13m x 3.18m)
UPVC double glazed window to front, two fitted double wardrobes with hanging rails, shelving and drawers, fitted matching dressing table, vanity mirror and drawers, radiator, door to:

Walk-in Wardrobe
Radiator.

En-suite Shower Room 7'11" x 5'7" (2.41m x 1.71m)
Fitted with three piece modern white suite comprising tiled double area, inset wash hand basin in vanity unit with drawers and mixer tap and heated towel rail, extractor fan, uPVC frosted double glazed window to rear, uPVC panelled ceiling with recessed LED spotlights.

Bedroom 4 9'11" x 9'11" (3.03m x 3.01m)
UPVC double glazed window to front, built-in single, fitted matching bedside cabinets, Storage cupboard, radiator, door to:

Jack and Jill En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin, tiled double shower enclosure and low-level WC, extractor fan, shaver point, radiator, door to:

Bedroom 5 10'2" x 10'2" (3.11m x 3.10m)
UPVC double glazed window to rear, built-in single wardrobe(s), radiator, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled jacuzzi bath, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to three walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Landing
Skylight, built-in airing cupboard housing, factory lagged hot water cylinder, radiator, door to:

Bedroom 2 15'1" x 10'3" (4.60m x 3.12m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with hanging rails and shelving, radiator, door to:

En-suite
Fitted with three modern white suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, extractor fan, shaver point, double velux skylight to front, radiator.

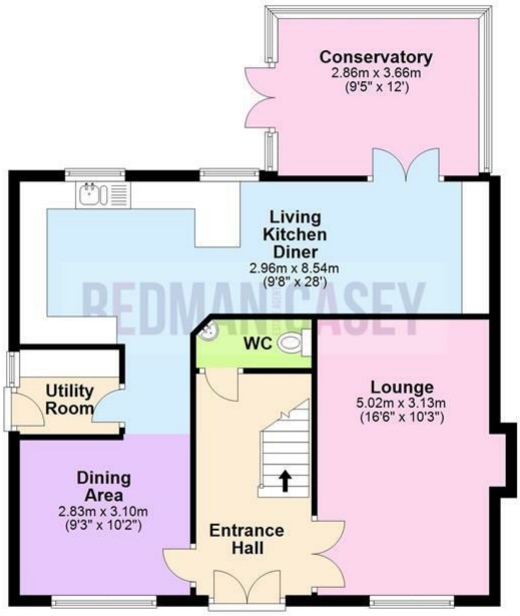
Bedroom 3 15'1" x 10'4" (4.60m x 3.16m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s), radiator.

Outside
Open plan front garden, extensive double width tarmac driveway to the front and side with car parking space for four cars connection ready for EV charger, detached double garage with electric up and over door gravelled garden area.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio, composite decking and lawned area and flower and shrub borders, paved pathway, raised fishpond and garden room with bar and seating area, power and light connected.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

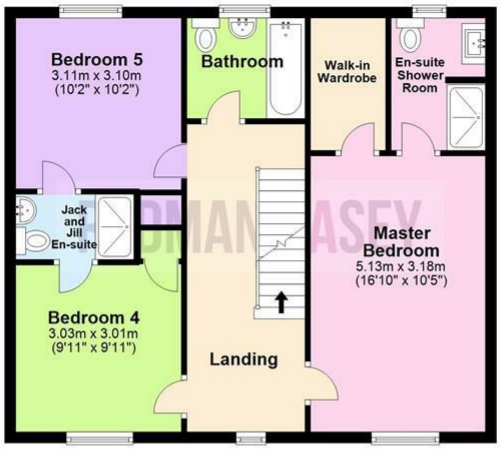
Ground Floor

Approx. 75.1 sq. metres (808.1 sq. feet)



First Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



Second Floor

Approx. 38.6 sq. metres (415.6 sq. feet)

Total area: approx. 178.7 sq. metres (1923.6 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

	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk