

14 Rossendale Drive, Adlington, Chorley, PR6 9AB



## Offers In The Region Of £355,000

Superb detached property built in c2016 by Stewart Milne with stunning views across open fields to the front. 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, parking for 2 cars, viewing essential to appreciate. Ideally located for access to road and rail links to Manchester, Preston and beyond

- Superb 4 Bedroom Detached
- Spacious Reception Room
- 4 Generous Double Bedrooms
- Council Tax Band E
- Stunning Open Views
- Fitted Kitchen Diner with Integrated Appliances
- Off Road Parking, Garage and Gardens
- EPC Rating B



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 and boasts superb views over open fields to the front. Offering spacious accommodation throughout the property comprises Entrance porch, lounge, fitted dining kitchen with built in and integrated appliances, cloak room wc. 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. To the rear there are private rear gardens with artificial lawn and paved patio areas. Ideally located for access to local shops, schools and transport links for road and rail



### **Porch**

Radiator, ceramic tiled flooring, double glazed entrance door, door to:

### **Lounge 12'5" x 9'3" (3.79m x 2.81m)**

UPVC double glazed window to front with panoramic views of open countryside, radiator, double radiator, stairs, door to:



### **Kitchen/Diner 9'4" x 19'6" (2.85m x 5.94m)**

Fitted with a matching range of modern white base and eye level units with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer, dishwasher and washing machine, 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, laminate vinyl click flooring, ceiling with recessed spotlights, uPVC double glazed french door to garden, door to:

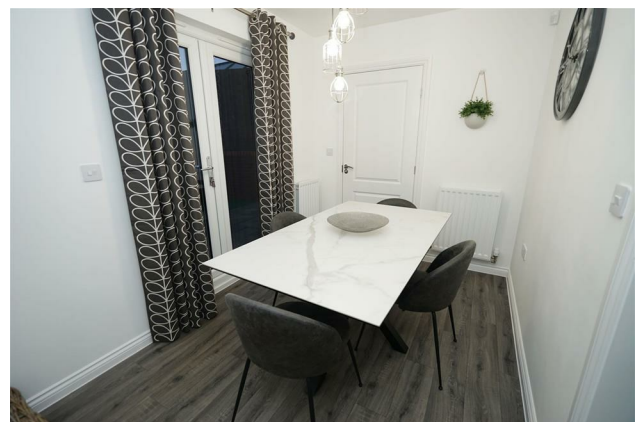


### **WC**

UPVC frosted double glazed window to side, fitted with three piece modern white suite comprising and inset wash hand basin in vanity unit with cupboards under and mixer tap, radiator, laminate vinyl click flooring, ceiling with recessed spotlights.

### **Landing**

UPVC double glazed window to side, airing cupboard housing, pre-lagged hot water cylinder with linen shelving, double radiator, built-in storage cupboard, door to:





### **Bedroom 1 12'6" x 8'9" (3.80m x 2.67m)**

UPVC double glazed window to front with panoramic views of open countryside, 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 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, full height ceramic tiling to three walls in shower cubicle, heated towel rail, extractor fan, wall mounted mirror, shaver point, uPVC frosted double glazed window to front, laminate vinyl click flooring, ceiling with recessed spotlights.



### **Bedroom 2 8'10" x 9'3" (2.69m x 2.81m)**

UPVC double glazed window to front with panoramic views of open countryside, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator, sliding door, door to:

### **Bedroom 3 8'0" x 10'2" (2.43m x 3.09m)**

UPVC double glazed window to rear, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator, sliding door, door to:

### **Bedroom 4 7'2" x 10'9" (2.18m x 3.28m)**

UPVC double glazed window to rear, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator, sliding door, door to:

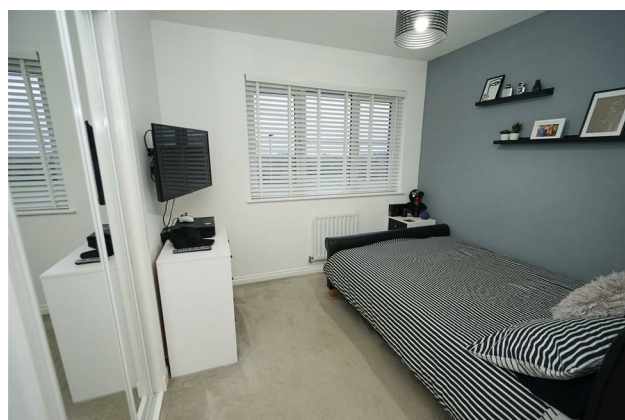


#### **Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with shower over, mixer tap and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, extractor fan, wall mounted mirror, uPVC frosted double glazed window to side, radiator, laminate vinyl click flooring, ceiling with recessed spotlights, access to loft.

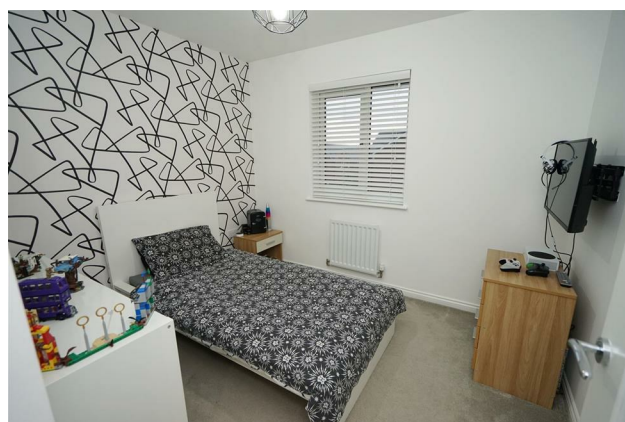
#### **Outside**

Front garden, double width tarmac driveway to the front leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders. Private rear garden, enclosed by brick wall and timber fencing to rear and sides, large paved sun patio with artificial lawned area leading to a slate chipping area with raised mature flower and shrub borders, gated side access.



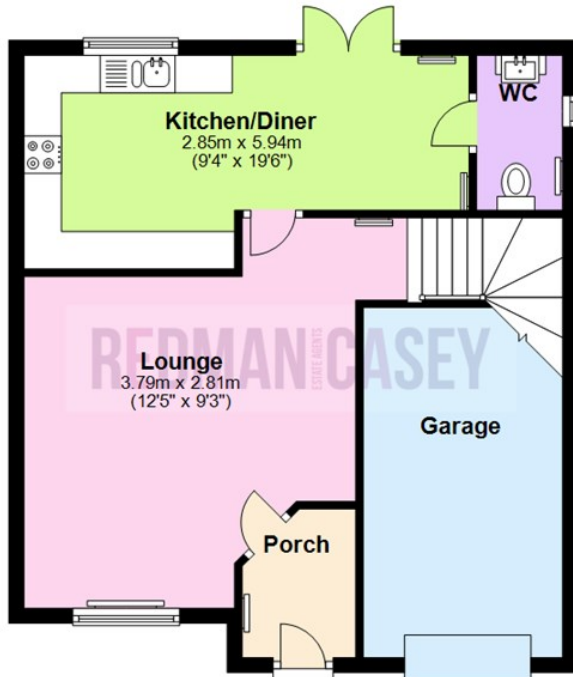
#### **Garage**

Brick built single garage with power and light connected, up and over door.



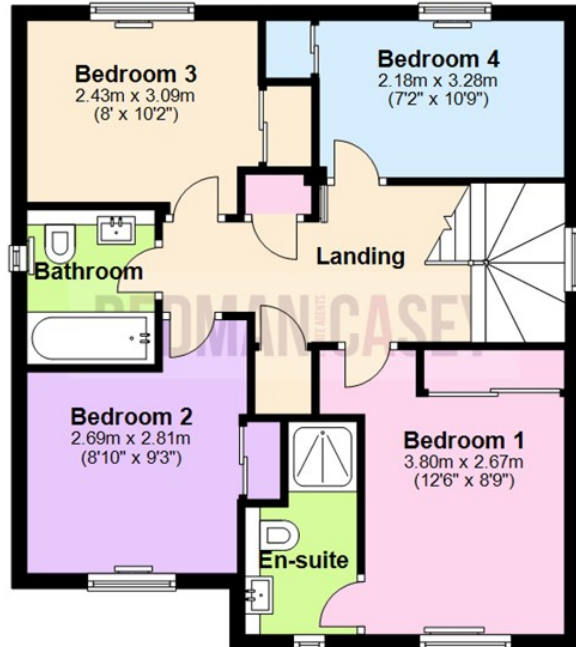
### Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



### First Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 99.2 sq. metres (1067.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

