

Oaklands Beech Avenue, Adlington, Chorley, Lancashire, PR6 9PQ

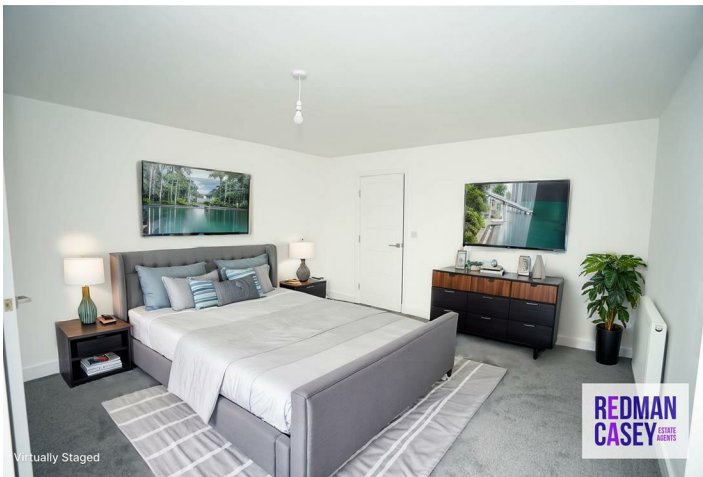
Superbly presented new build detached property. Located in this highly sought after area of Adlington giving fantastic family accommodation over 3 floors offering flexible accommodation with 4/5 bedrooms 1/2 reception areas and fantastic open plan living kitchen diner, 3 bathrooms private gardens and off road parking for 3 cars. Ideally positioned for access to local amenities, schools and countryside walks, sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

Offers In The Region Of £589,995

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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





We are delighted to bring to the market this brand new executive detached property which offers fantastic flexible living accommodation over 3 floors. The property has been finished to a high standard throughout and has been fully carpeted and floored. Ideally located for access to local amenities in Adlington Village along with sought after schooling both in Adlington and Chorley (Holy Cross and Albany Academy) being within 2.5miles. The property is also ideally located for access to Rivington countryside. With accommodation over three floors the flexibility on offer is immense however the current configuration comprises: Entrance hall, cloakroom w.c, spacious lounge, stunning fitted living kitchen diner with integrated appliances and island unit, utility room. All the ground floor is under floor heated. To the first floor there are three generous double bedrooms one with en suite shower room and a family bathroom fitted with modern white suites. To the second floor there is a further double bedroom plus a master bedroom with stunning vaulted ceiling and en suite shower room. Outside to the front there is an extensive tarmac driveway with parking for 3 cars and to the rear is a private garden with large tiled patio and grassed area. The property benefits from gas central heating along with solar panels, double glazing and is sold with no chain and vacant possession. Viewing is essential to appreciate size and quality of the build along with all that is on offer.

Images
PLEASE NOTE ANY INTERNAL AIMAGES SHOWING FURNISHING HAVE BEEN AI GENERATED AND ARE FOR VISUAL ASSISTANCE ONLY

Entrance Hall
Built-in under-stairs storage cupboard, Luxury vinyl flooring with under floor heating, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

WC
UPVC frosted double glazed window to front, fitted with two piece white suite comprising, inset wash hand basin in vanity unit with mixer tap, low-level WC and half height ceramic tiling to all walls, extractor fan, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring, under floor heating, door to:

Lounge
13'5" x 16'10" (4.09m x 5.14m)
UPVC double glazed box window to front, two windows to side, fitted carpet, under floor heating.

Living/Kitchen/Diner
18'3" x 26'5" (5.57m x 8.04m)
Fitted with a matching range of pale grey base and eye level units with drawers, cornice trims and contrasting white granite worktops with matching upstands fitted matching island unit with contrasting dark grey cupboards under, black fitted under counter sink with matching mixer tap. integrated fridge/freezer and dishwasher, twin built-in eye level electric fan assisted ovens, four ring induction hob with extractor hood over, Luxury vinyl flooring with under floor heating, ceiling with recessed spotlights, uPVC double glazed french doors to garden, grey aluminium double glazed bi-fold doors to garden, door to:

Utility
5'3" x 5'11" (1.59m x 1.81m)
Base and eye level units with white granite effect worktop space with matching upstands, black under counter sink unit with matching mixer tap, space for washing machine and tumble dryer, Luxury vinyl flooring with under floor heating, Composite double glazed door to side.

Landing
UPVC double glazed window to side, radiator, carpeted stairs to second floor landing, door to:

Bedroom 2
13'6" x 15'5" (4.12m x 4.70m)
UPVC double glazed window to rear, radiator, door to built-in airing cupboard housing, factory lagged hot water cylinder.

Bedroom 3
11'3" x 10'8" (3.43m x 3.25m)
UPVC double glazed window to rear, radiator.

Bedroom 1
13'5" x 13'2" (4.09m x 4.01m)
UPVC double glazed box window to front, two windows to side, radiator, door to:

En-suite Shower Room
Fitted with three piece modern white suite



comprising tiled shower enclosure with steam shower, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring, ceiling with recessed spotlights.

Bathroom
Fitted with three piece modern white suite comprising deep panelled with shower over and glass screen, inset wash hand basin with cupboards under and mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, ceramic tiled flooring.

Landing
Radiator, door to:

Bedroom 4
13'6" x 15'6" (4.12m x 4.73m)
Twodouble glazed velux skylight to side, radiator, vaulted ceiling.

Master Bedroom
25'0" x 17'0" (7.62m x 5.18m)
Double glazed velux skylight to rear, double glazed velux skylight to front, two double radiators, vaulted ceiling, door to:

En-suite Shower Room
Fitted with three piece modern white suite comprising tiled shower area with glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, ceramic tiling to all walls,

heated towel rail, extractor fan, double glazed velux skylight to front, ceramic tiled flooring, sloping ceiling with recessed spotlights.

Outside
Open plan front, extensive tarmac driveway with car parking space for three cars, timber fencing to sides with ornamental flower borders.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with steps down to lawned area, pathway leads round both sides.