



**GASCOIGNE
HALMAN**

HIGHFIELD, LONDON ROAD, ADLINGTON

THE AREAS LEADING ESTATE AGENT



HIGHFIELD, LONDON ROAD, ADLINGTON

ASKING PRICE £575,000

AN EXTENDED 1930'S DETACHED FAMILY HOME LOCATED in the HIGHLY SOUGHT AFTER LOCATION of ADLINGTON occupying an ENVIABLE SIZED PLOT. TWO SEPARATE RECEPTION ROOMS, BREAKFAST KITCHEN, UTILITY ROOM, FOUR BEDROOMS, TWO BATHROOMS and SEPARATE WC. DRIVEWAY PROVIDING EXTENSIVE OFF ROAD PARKING, SINGLE GARAGE and a LARGE MATURE LANDSCAPED REAR GARDEN.



- AN EXTENDED 1930S DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION OF ADLINGTON
- FOUR BEDROOMS AND TWO BATHROOMS
- TWO SEPARATE RECEPTION ROOMS & BREAKFAST KITCHEN
- DRIVEWAY, SINGLE GARAGE & STUNNING LANDSCAPED GARDENS



Occupying a sizeable plot and elevated from the road, this extended period detached family home is located in the highly sought after residential village of Adlington. The property has been extended and now offers deceptive and spacious accommodation over both floors and in brief comprises:- Storm porch, entrance hall with stairs leading to the first floor, formal dining room which extends to over 17ft in length, extended lounge with feature fireplace and french doors which directly access the rear patio seating area. The breakfast kitchen is comprehensively fitted with a range of modern high gloss wall, base and drawer units which are complemented by composite square edge worktops and an integrated dishwasher, fridge, gas hob and electric oven. The breakfast bar provides the perfect space for informal dining. A utility room offers additional storage and ample laundry facilities. To the first floor the master bedroom can be found at the rear of the property and overlooks the stunning gardens, the second bedroom features an en-suite shower room which has been refitted with a modern three piece suite which includes a double walk in shower cubicle, low level wc, wall hung wash basin and heated towel rail. There are two further good sized bedrooms. The family bathroom is fully tiled and fitted with a panelled bath with shower over and vanity unit with inset wash basin. Externally to the front of the property is a lawned garden and a driveway which provides ample off road parking and leads to the single garage. The rear garden is fully enclosed and predominately laid to lawn with a delightful patio seating area, the garden is well stocked with an abundance of established trees, plants and flowers.

DIRECTIONS

SK10 4NA

TENURE

FREEHOLD

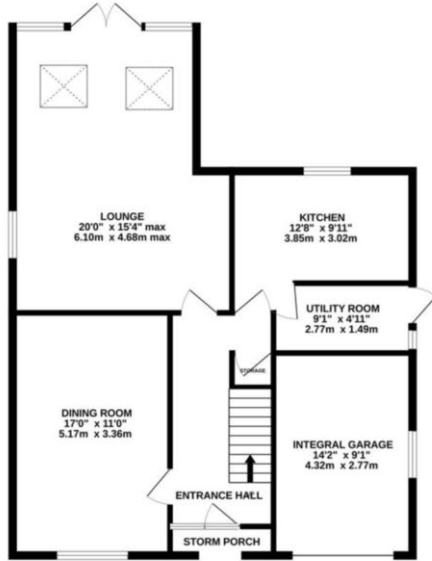
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

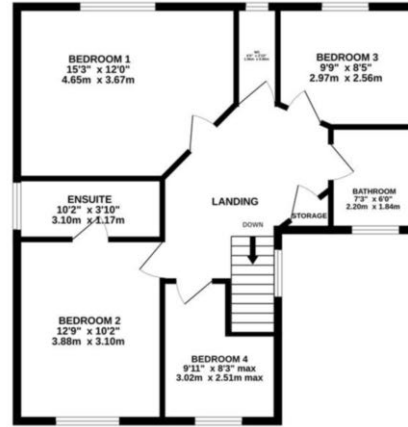
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 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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