



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Three Bed End-Town House
- Immaculately Presented Throughout
- Fitted Kitchen/Diner with Appliances
- En-Suite Shower Room
- Rear Garden & Driveway Parking
- Available with No Onward Chain

ALDCLIFFE  
COURT,  
ADLINGTON

O/O £242,500





Aldcliffe Court, Adlington





Aldcliffe Court, Adlington

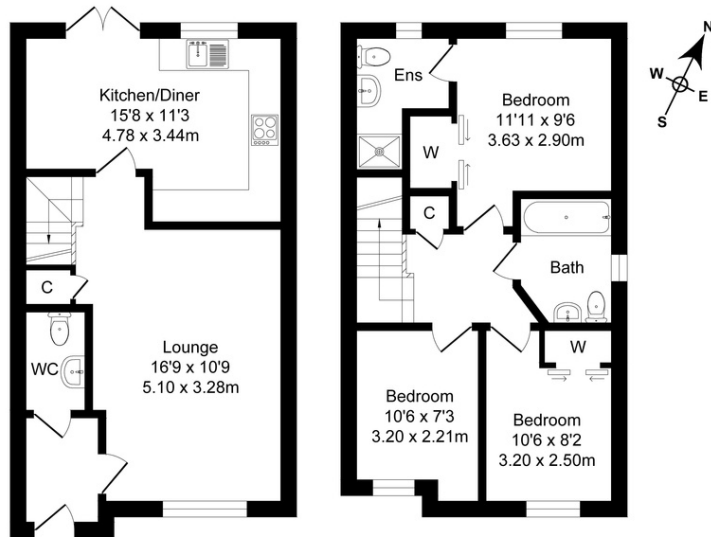




Aldcliffe Court, Adlington

## Total Approx. Floor Area 892 Sq.ft. (82.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

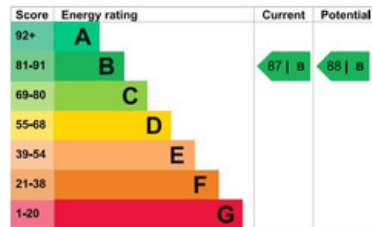


Ground Floor

Approx. Floor Area 452 Sq.Ft (42.0 Sq.M.)

First Floor

Approx. Floor Area 440 Sq.Ft (40.9 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

If one is looking for the perfect home in which to start a family, then this immaculately presented three bed end-town house could be the perfect prospect, offering all the essential components required of a modern home and situated within this quiet residential cul-de-sac, making it a lovely safe environment in which to raise little ones. The property was constructed in 2019 and forms part of the beautiful Douglas Meadow development created by Stewart Milne Homes, a renowned builder who has become synonymous with exacting standards and quality of finish. This quality is prevalent throughout the estate, with its pleasant green spaces and play park, as well as the proximity to local countryside, which is a real highlight for a modern development.

The property is situated within a most convenient location, being within easy reach of the host of local shops and amenities available within the vibrant centre of Adlington, as well as a number of bars and eateries, with the most recent additions being a micro-brewery, a beautiful cake shop and a trendy coffee house which serves cocktails of an evening. This pretty village benefits from excellent primary schools and superb transport links, which will be ideal for those with a commute to consider, being able to choose between the motorway network or the local railway station, which is within walking distance, providing ease of access throughout the North-West, including major commercial centres such as Manchester, Bolton and Preston. After a hectic day in the office, one is never short of a peaceful retreat, with the beautiful local countryside virtually on the doorstep or perhaps a stroll over to the marina to relax away the stresses of the day walking the dogs along the banks of the Leeds Liverpool Canal.

The accommodation itself is in lovely order throughout, extending to in excess of 890 square feet in total, and affording wonderfully bright living spaces which are complimented by the neutral colour scheme, ensuring there is little for a new owner to do, other than move in their furniture. One enters via the entrance hallway with its off-lying two piece cloakroom/WC - always handy in a home with young children, before proceeding through into the fabulous 16' lounge, which infuses a lovely inviting ambience, which is perfectly conducive to those cosy evenings when one wishes to relax. The stunning 15' kitchen/diner provides that sought-after sociable environment in which to entertain friends for dinner, perhaps stepping through the uPVC double glazed French doors into the garden for an after-dinner glass of something bubbly; fitted with a comprehensive range of wall and base units in grey with complimentary laminated work surfaces and incorporating a host of integrated Smeg appliances, including electric oven, gas hob with extractor canopy, fridge/freezer, dishwasher, washing machine and dryer.

Up on the first floor, the good-sized landing provides access to the three appealing bedrooms, the two largest of which feature built-in wardrobes and with the master bedroom further benefitting from a smart three piece en-suite shower room. The accommodation is completed by the three piece family bathroom, which is fitted with a three piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin and panelled bath with overhead electric shower.

Externally, off-road parking facilities are provided for two vehicles on the driveway, whilst there is a generously proportioned enclosed rear garden, which is mainly laid to lawn and not overlooked, which is always a bonus on any modern development. The paved patio area provides that all-important space for a summer barbeque or a relaxing glass of wine after a stressful day in the office.

Offered with the benefit of no onward chain, we would highly recommend an internal inspection of this beautiful home.



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