



REDPATH LEACH

ESTATE AGENTS



FEATURES

- Three Bed Mid-Mews Property
- Vibrant Village Location
- Well Presented Accommodation
- Smart Kitchen/Diner with Appliances
- Enclosed & Private Rear Garden
- Driveway Parking Facilities

ALDCLIFFE COURT,
ADLINGTON

O/O £200,000



Aldcliffe Court, Adlington



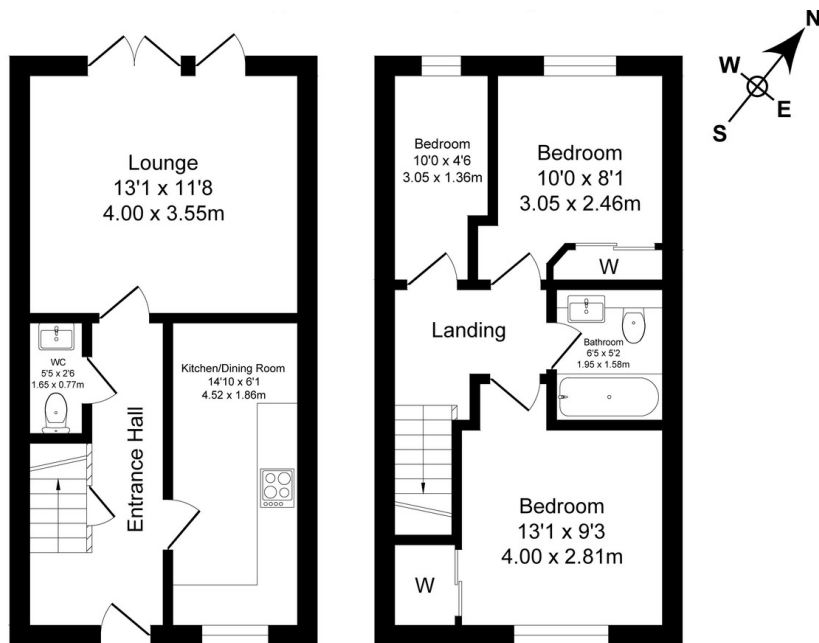
Aldcliffe Court, Adlington



Aldcliffe Court, Adlington

Total Approx. Floor Area 706 Sq.ft. (65.6 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.

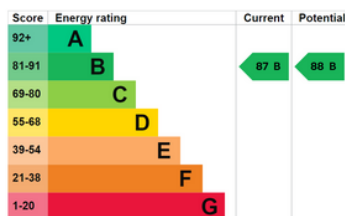


Ground Floor

Approx. Floor Area 353 Sq.Ft (32.8 Sq.M.)

First Floor

Approx. Floor Area 353 Sq.Ft (32.8 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. 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 take their first excitable leap onto the housing ladder, then this immaculately presented three bed mid-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 if one is has plans for little ones in their future. 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 a high quality of finish. This quality is prevalent throughout this residential 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, with the well laid-out floorplan affording wonderfully bright living spaces which are complimented by the largely neutral colour scheme, ensuring there is little for a new owner to do, other than move in their furniture, which is always a bonus for any first time buyer where funds are limited. One enters via the welcoming entrance hallway with its spindled staircase to the first floor and off-lying two-piece cloakroom/WC - always handy in a home with young children, before proceeding through into the fabulous 13' rear-facing lounge, which infuses a lovely inviting ambience, which is perfectly conducive to those cosy evenings when one wishes to relax. Its orientation, with uPVC double glazed French doors providing direct access onto the garden, is the optimum for modern day living, providing an abundance of natural light and will no doubt be invaluable in those warm summer months. The 14' kitchen/diner provides that desirable, sociable dining experience when one is entertaining friends for the evening and is fitted with a range of high-gloss 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 and washing machine.

Up on the first floor, the landing provides access to the three appealing bedrooms - two doubles featuring built-in wardrobes and a snug single, which would make a perfect workspace, nursery or dressing room. The family bathroom completes the living accommodation and is beautifully appointed with a smart three-piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin and panelled bath with overhead shower.

Externally, off-road parking facilities are provided for two vehicles on the driveway, whilst the landscaped rear garden is mainly laid with low maintenance artificial turf, edged by sleepers and planters to the perimeter, and pleasingly not overlooked, which is always a bonus on any modern development. The paved patio area provides that all-important space for a summer barbeque, whilst one can be in no doubt of the best spot to enjoy the last of the sunshine, with the raised decked seating area providing the optimum space for a relaxing glass of something bubbly after a stressful day in the office.

We would highly recommend an internal inspection of this delightful home.



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