



REDPATH LEACH

ESTATE AGENTS



## FEATURES

- Three Bed End-Terraced Property
- Convenient Central Village Location
- Beautifully Renovated Throughout
- Two Generous Reception Rooms
- Orangery-Style Extension to Rear
- Stunning Fitted Kitchen & Bathroom
- Available with No Onward Chain

RAILWAY ROAD,  
ADLINGTON

O/O £225,000



Railway Road, Adlington



Railway Road, Adlington



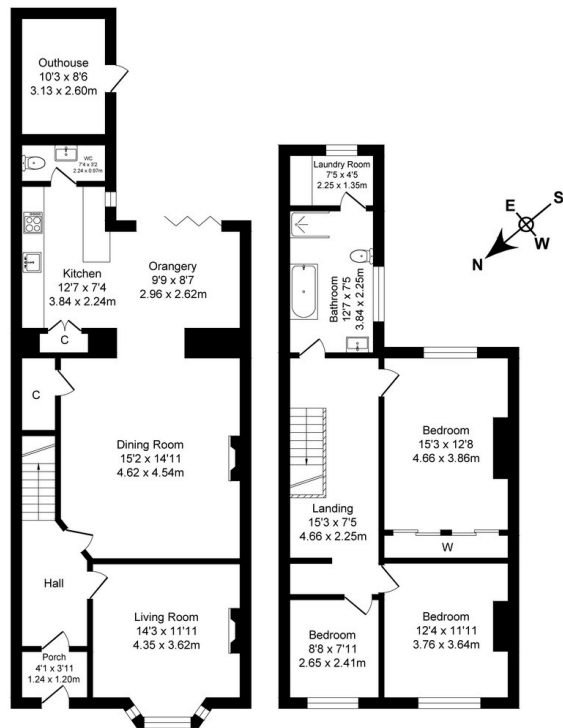
Railway Road, Adlington



Railway Road, Adlington

## Total Approx. Floor Area 1675 Sq.ft. (155.6 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.

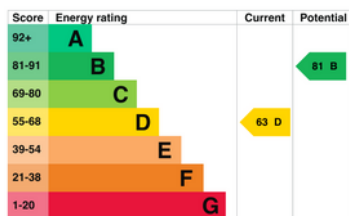


Ground Floor

Approx. Floor Area 955 Sq.Ft (88.7 Sq.M.)

First Floor

Approx. Floor Area 720 Sq.Ft (66.9 Sq.M.)



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Located at the heart of the delightful village of Adlington, this beautiful stone-built end-terraced property has no doubt been cast many complimentary glances from admiring passers-by, its chocolate box exterior exuding character and charm from every crevice of its rustic façade. Beauty here is more than skin deep, however, with our clients having lovingly restored this historic home to its former glory in recent years with a comprehensive renovation of its living spaces, to include major building works as well as aesthetic enhancements.

Having been a real labour of love, it is plain to see the exacting standards and keen eye for detail which have been applied throughout every inch of this home, with our clients' considered selection of fixtures, fittings and décor resulting in the creation of a supremely elegant and tasteful property, offering all the modern appointments required in the 21st century, whilst blending seamlessly and sympathetically with those delightful character features one would expect of a home of this era.

The property is centrally positioned within this particularly well regarded and sought-after Lancashire village, renowned for its vibrant and sociable community. The convenience of the location is a particular highlight, only a short stroll from the host of local shops and amenities, 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 shop which serves cocktails of an evening. For the little ones, a choice of primary schools are within a short stroll – an important consideration for any family home, whilst the older generations, perhaps with a commute to consider, will benefit from the excellent transport links, being able to choose between the motorway network or the local railway station which, as the address suggests, is within a very short walk, 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 beautiful local countryside close by, including picturesque Rivington, 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 handsome, albeit modest exterior, belies a home of great depth, affording accommodation which extends to circa a truly impressive 1,675 square feet in total, complemented by a well laid-out floorplan which affords generously proportioned living spaces. The beautiful bespoke entrance door with its leaded, stained-glass panels entices, immediately setting the tone of the character that is to come, as one enters via the entrance porch into the reception hallway with its staircase to the first floor. One is enveloped by the warm and inviting ambience, which is so prevalent throughout, but no more so than in the cosy off-lying 14' lounge which brims with the natural light afforded by the large feature bay window to the front elevation, whilst the feature open fireplace creates a lovely focal point.

Another gloriously grand 15' reception room lies adjacent, its moody atmosphere setting the perfect tone for those intimate dinner parties when one has the urge to entertain, and with the feature fireplace with its inset log burner creating a soothing, crackling soundtrack to one's evening. The open plan flow into the beautiful orangery works very well, emphasising the feeling of space and where the mood changes from one of relaxation to contemplation. This fabulous addition provides an ideal spot for informal dining or in which to relax with a brew and one's current novel of choice, perhaps opening up the fashionable bi-folding doors in the warm summer months to make the most of the bright south-easterly aspect. This wonderfully sociable and much desired open plan environment is the epitome of modern day living and offers a real hub of the home feel. The stunning kitchen has been comprehensively re-modelled and is fitted with an extensive range of sleek high-gloss wall and base units in white, with complementary granite work surfaces and incorporates a traditional Belfast sink and a host of integrated appliances, including high-level double electric oven, induction hob with extractor hood and dishwasher. A handy off-lying two-piece cloakroom/WC completes the ground floor living spaces.

Up on the floor, the generous landing provides access to the three double bedrooms, all of which are bright and appealing, with the 15' primary being located to the rear elevation and benefitting from a range of built-in wardrobes. The gorgeous 12' family bathroom has also been comprehensively overhauled and would not look out of place within a boutique hotel suite. Being luxuriously spacious and a supremely elegant environment in which to polish and preen before a night on the town, the fixtures and fittings ooze timeless sophistication and include a feature reclaimed wash stand with granite top and inset wash hand basin, a sumptuous free-standing, roll-top bathtub and separate walk-in shower. A useful off-lying laundry room provides another practical addition for modern day living.

Externally, the property has low-maintenance cottage-style gardens to both the front and rear, the rear providing ample opportunity for al-fresco dining and a space on which to place one's colourful pots and planters. Storage facilities are provided within the outhouse, as well as an additional shed/workshop, which is ripe for conversion to an outdoor bar – the perfect accompaniment to those impromptu barbecues and social gatherings.

The ability of a property to enchant is a rather special quality indeed, something which is hard, if not impossible, to replicate through décor, fixtures or fittings, instead being an enviable quality which is engrained within its make-up. This unique home is one such property and, with so much to offer, including the benefit of no onward chain, we would highly recommend an internal inspection.



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enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR