



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Characterful End-Terraced Property
- Convenient Central Village Location
- Well Presented Accommodation
- Two Reception Rooms
- Two Double Bedrooms
- Cottage-Style Gardens

RAILWAY ROAD,
ADLINGTON

£195,000



Railway Road, Adlington



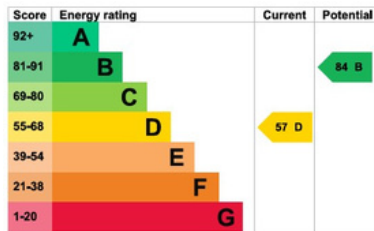
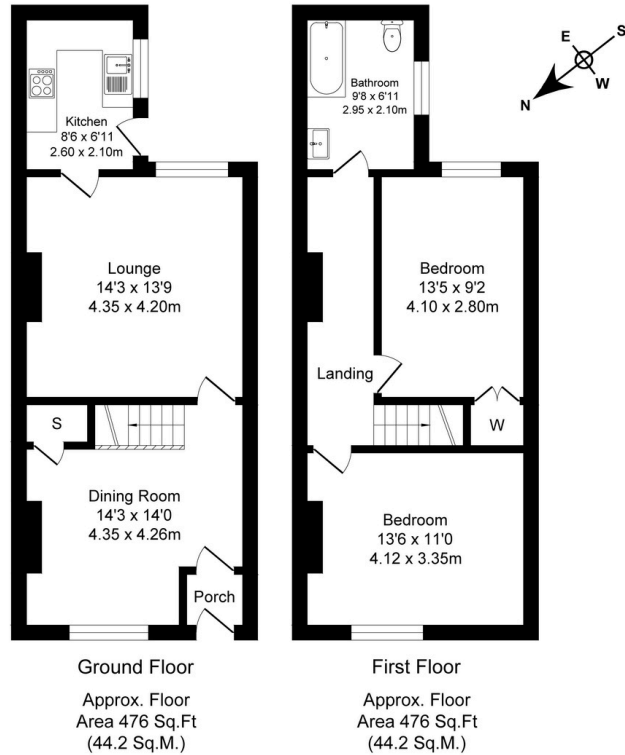
Railway Road, Adlington



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Total Approx. Floor Area 952 Sq.ft. (88.4 Sq.M.)

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Nestled at the heart of the delightful village of Adlington, this well presented stone-built end-terraced property brims with character from every crevice of its rustic façade, whilst the deceptively spacious interior, which boasts two delightful reception rooms and two generous double bedrooms, similarly boasts an abundance of charming features which 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 accommodation itself extends to in excess of 950 square feet in total and is complemented by a well laid-out floorplan which affords generously proportioned living spaces throughout. One enters via the entrance porch and proceeds immediately into the front-facing 14' dining room with its feature fireplace and inset pebble-effect, living flame gas fire, providing an ideal space for those evenings when one has the urge to entertain friends for dinner. The spindled staircase provides access to the first floor, whilst there is a handy understairs storage cupboard for those everyday essentials.

Nowhere is the feeling of character felt more strongly than within the cosy 14' lounge which lies adjacent, where one cannot fail to be enveloped by the warm and inviting ambience created by the magnificent feature stone fireplace. The Oak mantel mirrors the flooring, whilst the all-important inset log burner, creates a soothing, crackling soundtrack to one's evening, and is perfectly conducive to relaxation after a tough day in the office.

The kitchen is tidy and functional, but could offer a new owner the perfect little project in which to infuse their own taste and style, should they wish to do so: being currently fitted with a range of beech-effect wall and base units with contrasting black laminated work surfaces and equipped with an integrated electric oven, halogen hob and extractor hood, whilst providing space for one's other free-standing appliances.

Up on the floor, the generous landing provides access to the two double bedrooms, both of which are bright, appealing and equally well-proportioned, with the 13' primary being located to the rear elevation and benefitting from a built-in storage cupboard and a lovely wood panelled feature wall to add another spot of character.

The bathroom completes the accommodation, where further wood panelling and a fabulous feature exposed stone wall cannot fail to enchant, being fitted with a three piece suite in white, comprising of WC, vanity wash hand basin and panelled jacuzzi bath with overhead shower attachment.

Externally, the property has quaint cottage-style gardens to both the front and rear, the rear enjoying a sunny south-easterly aspect and providing ample opportunity for al-fresco dining, as well as plenty of space on which to place one's colourful pots and planters.

Properties within this location are extremely sought-after and we would highly recommend an early internal inspection to avoid missing out on this lovely home.



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