



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Four Bed Detached Residence
- Desirable Village Location
- Immaculate Standard of Presentation
- Circa 1,412 Square Feet in Total
- Open Plan Kitchen/Diner/Family Room
- Three Bath/Shower Rooms
- Landscaped Gardens & Integral Garage

HORNBY CLOSE,
ADLINGTON

O/O £425,000



Hornby Close, Adlington



Hornby Close, Adlington



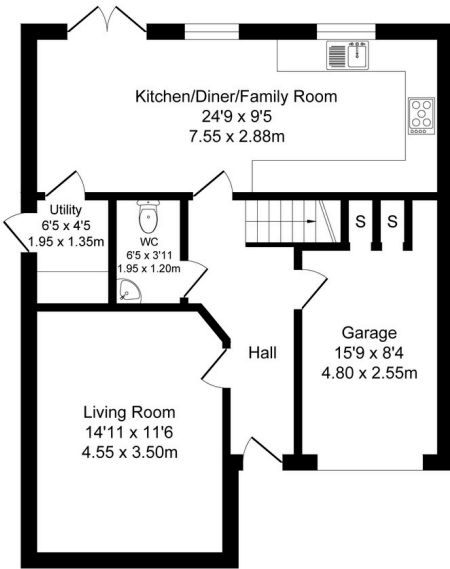
Hornby Close, Adlington



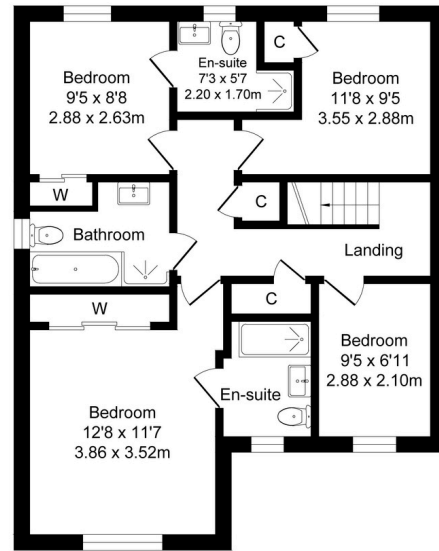
Hornby Close, Adlington

Total Approx. Floor Area 1412 Sq.ft. (131.2 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 706 Sq.Ft (65.6 Sq.M.)



First Floor
Approx. Floor Area 706 Sq.Ft (65.6 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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If one is looking for a turn-key home into which one simply needs to move in their furniture, sit back and relax in their new surroundings, then this beautiful four bed detached residence could be the perfect prospect, presented in absolutely immaculate order throughout and offering all the essential components required of a modern family home. The property occupies a lovely position within this quiet residential cul-de-sac, making it a lovely safe environment in which to raise little ones, adjacent to greenery and woodland which afford a pleasant open aspect to the front, which is most unusual for a modern development. The property was constructed in 2017 and forms part of the delightful Douglas Meadow development created by Stewart Milne Homes, located just off Bolton Road, a renowned builder who has become synonymous with exacting standards and a high quality of finish. This quality is similarly prevalent throughout the estate itself, with its pleasant green spaces and play park, as well as its proximity to local countryside, being a real highlight which draws many residents to the area.

The property is situated within a most convenient location, being within easy reach of the host of local shops and amenities available within this particularly well regarded and sought-after Lancashire village, renowned for its vibrant and sociable community. A number of bars and eateries provide plenty of options for those who enjoy an active social life, 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 is similarly 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 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 affords bright living spaces which are complimented by the neutral colour scheme, emphasising the abundance of natural light and extending to in excess of 1,410 square feet in total, having been enhanced by our clients with a number of quality upgrades and improvements to the already considerable specification. One enters via the spacious 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 14' lounge, which infuses a lovely inviting ambience, which is perfectly conducive to those cosy evenings when one wishes to relax.

The main hub of this home, however, is undoubtedly the fabulous 24' open plan kitchen/diner/family room, which is the epitome of modern-day family living and a wonderfully sociable environment when one has the urge to entertain, with guests able to slip out into the garden via the uPVC double glazed French doors for an after-dinner glass of fizz in those warm summer evenings. The kitchen is fitted with a comprehensive range of quality high-gloss wall and base units in white with inset lighting and contrasting laminated wooden work surfaces, incorporating a breakfast bar and a host of integrated Smeg appliances, including high-level double electric oven, five burner gas hob with extractor canopy, fridge/freezer and dishwasher. There is also a useful off-lying utility room in which to hide away all of those everyday essentials.

If one ventures up to the first floor, the sizeable landing provides access to the four bright and appealing bedrooms – three doubles and a good-sized single, the three largest of which enjoy built-in wardrobes and two of which enjoy private three-piece en-suite shower rooms, which will be ideal for any older children or for when guests come to stay. The remainder of the family are suitably spoiled by the beautifully appointed main bathroom, which is fitted with a smart four-piece suite in classic white, comprising of WC, vanity wash hand basin, panelled bath with shower handset attachment and separate shower cubicle.

The external spaces are every bit as immaculate as the interior, with the front garden being laid with artificial turf for ease of maintenance, whilst there is off-road parking facilities provided for two vehicles on the driveway, which also gives access to the integral single garage with internal courtesy door to the living accommodation. The rear garden is an absolute triumph, being notably not overlooked and similarly low maintenance, ensuring any occupants can spend their weekends enjoying rather than caring for the space. Being of a truly great size and divided into three distinct tiers, the lower level comprises of a substantial paved patio area on which to site a dining suite or to host those impromptu summer barbeques when the weather allows. The middle tier is mainly laid with artificial turf, providing plenty of opportunity for the youngest members of the family to burn off their energy in safety, whilst the adults keep a watchful eye from the upper tier, a magnificent decked seating area which provides the perfect retreat after a hectic day in the office or to soak up the last of the evening sunshine with a relaxing glass of wine.

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



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