



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Substantial Five Bed Detached Residence
- Highly Desirable Village Location
- Circa 2,587 Square Feet in Total
- Two Reception Rooms
- En-Suite Dressing Room & Bathroom
- Circa Quarter Acre Plot with Superb Potential
- Driveway & Double Garage/Workshop

HIGHFIELD ROAD,  
ADLINGTON

£500,000





Highfield Road, Adlington





Highfield Road, Adlington





Highfield Road, Adlington







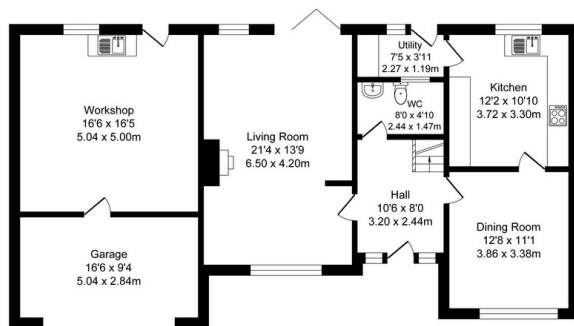


Highfield Road, Adlington

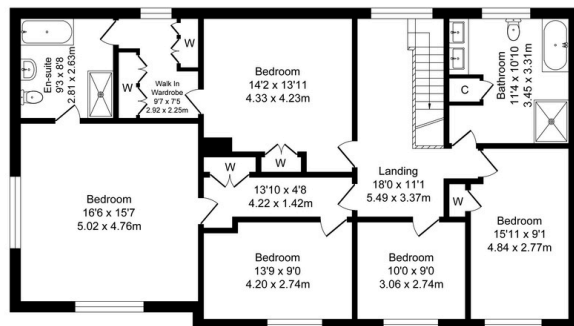


## Total Approx. Floor Area 2587 Sq.ft. (240.4 Sq.M.)

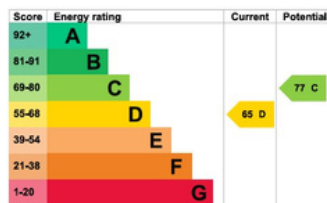
Surveyed and drawn by Lens Media Group for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor  
Area 1200 Sq.Ft  
(111.5 Sq.M.)



First Floor  
Approx. Floor  
Area 1387 Sq.Ft  
(128.9 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.

Affording all the components required of a modern family home, this substantial executive detached residence really is the perfect prospect for those looking for a spacious home in which to raise their growing family, offering in excess of a truly impressive 2,585 square feet in total, to include two reception rooms, five double bedrooms and two sizeable bathrooms. The outside space marries perfectly with the vast interior, with the simply fabulous plot extending to circa quarter of an acre, enveloping the property on all sides and presenting exciting scope for extension of the existing living accommodation, if so desired, or even the potential to create a building plot, all subject to the necessary consents and approvals.

The property occupies a lovely spot within a particularly desirable and convenient residential position, being within walking distance of the host of local shops and amenities available within this well regarded and sought-after Lancashire village, renowned for its vibrant and sociable community, as well as its pleasant green spaces and close proximity to local countryside, being a real highlight which draws many residents to the area. 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 close at hand, an important consideration for any family home, one of which is literally on the doorstep, 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 a short stroll, 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 scenery 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.

Internally, the expansive floorplan cannot fail to impress and, much like the outside spaces, affords plenty of further potential, including the option to create annexed accommodation, should one be looking to accommodate a teenage/elderly relative requiring their independence, yet with the reassurance of remaining within the family environment. The well-presented living spaces brim with natural light, whilst there is an almost tangible warmth which is immediately prevalent as one enters via the welcoming entrance hallway with its staircase to the first floor and handy two-piece cloakroom/WC, before proceeding through into the wonderfully spacious 21' dual-aspect lounge, which stretches the full depth of the property. The comfortable ambience is accentuated by the feature fireplace with its inset pebble-effect, living flame gas fire, whilst there is direct access to the rear garden via the uPVC double glazed French doors, which will be most useful in the warm summer months.

The 12' formal dining room provides a formal space for those family dinners or evenings when one has the urge to entertain, and one may consider combining the adjoining kitchen to create that sociable open plan environment which is so popular in modern day living. The bright kitchen is fitted with a range of Oak-effect wall and base units, with contrasting black granite work surfaces and incorporates a breakfast bar and a number of integrated appliances, including double electric Neff oven, induction hob with overhead extractor canopy and dishwasher, whilst there is a useful separate utility room in which to keep the laundry out of view of unexpected visitors.

It is up on the first floor, however, where this home particularly excels, the large landing area setting the tone for the space that is to come, providing access to the five double bedrooms. The 14' principal bedroom boasts an en-suite dressing room in which to pamper and polish before a night on the town, as well as a four-piece 'Jack and Jill' style en-suite bathroom, which is shared with the even more spacious 16' second bedroom, which itself enjoys a lovely dual aspect. The remainder of the family are suitably catered for by the very well-proportioned main bathroom, which is fitted with a five-piece suite in classic white, comprising of WC, twin vanity wash hand basins, tiled bath and separate shower cubicle.

Externally, plenty of off-road parking is provided on the carriage driveway, which also gives access to the attached double garage. Currently this is partitioned, retaining some useful storage space for those everyday essentials to the front, whilst having created a large workshop/hobby area to the rear. However, the initial double garage arrangement could be very simply and swiftly reinstated, should it be required. The enviable plot is simply fabulous, being mainly laid to lawn and providing endless opportunity for the youngest members of the family to burn off their boundless energy in safety, perhaps with a few games of football, whilst the adults keep a watchful eye from the sizeable stone paved patio, which provides ample space to site a rattan sofa set and a table and chairs, and an ideal spot in which to soak up the last of the sunshine offered by the south-westerly aspect.

Homes in this location are rarely available for long and, therefore, we would highly recommend an early internal inspection to avoid disappointment.



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