



Silver Brook Shawes Drive, Anderton,

£425,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk

Silver Brook Shawes Drive, Anderton, Chorley, Lancashire

£425,000

Nestling on a private, mature plot with established hedge perimeters and wrought iron gates lies this real gem of a property. Tucked away, yet convenient for local amenities including bus routes, schools and commuter links, Shawes Drive is a particularly desirable area of Adlington where most of the properties have been individually designed, ranging in size and style to add real character and charm to this leafy lane. Affectionately named, 'Silver Brook' this detached, double fronted bungalow certainly offers far more than first meets the eye, the property offers an eclectic mix of modern and traditional features along with versatile accommodation to allow it to meet anyone's requirements. The interior comprises, entrance porch, entrance hall, living room, 'L' shape kitchen dining room, office conservatory and a large master suite comprising of a dressing room and four piece en-suite. On the first floor there are three further double bedrooms and a family shower room with the added bonus of a unconverted loft space that could be converted into another bedroom subject to the relevant planning. Externally, whilst the plot is large you will find the current vendors have landscaped them in an easily maintainable fashion with front and rear gardens, two good size driveways (potentially offering space for caravan/motorhome or boat storage) and a larger than average garage. This superb bungalow lends itself to a range of prospective buyers, on one hand it could potentially be of interest to those looking to downsize from a large family home but do not want to compromise on the room proportions or plot size they currently enjoy, whilst on the other, it may well attract a family, after all, it does have four good size bedrooms, three reception rooms and is located within easy access of some of the areas most well regarded schools. Offered with no chain the property has been competitively priced by the motivated sellers in order to achieve an early sale, thus meaning early viewing is highly recommended - call today to arrange your appointment. EPC Grade D.

GROUND FLOOR

ENTRANCE PORCH

Double glazed UPVC door and windows to the front and side aspects. Tiled flooring.

ENTRANCE HALL

Central heating radiator. Wood effect laminate flooring. Stairs leading to the first floor. Under stairs storage. Vaulted ceiling.

CLOAKROOM/WC

Two piece suite comprising of a low level WC and wash hand basin. Electric fan heater. Tiled splash backs. Wood effect laminate flooring. Built in storage. Inset spotlighting.

LIVING ROOM

7.62m x 3.68m (25'0" x 12'1")
Duel aspect Double glazed UPVC window to the front elevation and patio doors to the rear. Two central heating radiators. Electric fire with feature stone surround. Coving and dado rail.

KITCHEN / DINING ROOM

6.86m x 5.46m (22'6" x 17'11")
A fantastic kitchen comprising of fitted wall and base units with display cabinet and a complimentary work surface. Integrated fan assisted electric oven, five ring gas hob with extractor hood over, plumbing for dishwasher. Inset sink and drainer unit. Tiled splash backs. Built in cylinder cupboard. Amtico flooring to the kitchen area. Central heating radiator. Dado rail. Coving. Inset spotlighting. Double glazed UPVC window to the rear aspect and door to the side.

OFFICE

3.61m x 2.92m (11'10" x 9'7")
Double glazed UPVC window to the rear and side aspects. Central heating radiator. Dado rail and coving.

CONSERVATORY

3.68m x 3.25m (12'1" x 10'8")
Fully UPVC double glazed with patio doors leading to the garden. Tiled flooring.

MASTER BEDROOM

4.55m x 3.33m (14'11" x 10'11")
Double glazed UPVC window to the front aspect. Central heating radiator. Coving.

DRESSING ROOM

3.33m x 2.29m (10'11" x 7'6")
Double glazed UPVC window to the side aspect. Central heating radiator.

EN-SUITE BATHROOM

2.57m x 2.51m (8'5" x 8'3")
Contemporary suite comprising tiled panelled bath with shower attachment, dual flush wc, vanity hand wash basin with inset sink and marble surround, fitted mirror light over and a corner glazed shower cubicle. Part tiled walls and flooring. Heated towel rail. Spotlighting. Tow double glazed UPVC windows to the side aspect.

FIRST FLOOR

LANDING

Galleried area overlooking entrance hall, radiators, access to two separate loft areas providing ample storage options.

BEDROOM TWO

3.68m x 3.20m (12'1" x 10'6")
Double glazed UPVC window to the rear aspect. Central heating radiator. Built in gardens.

BEDROOM THREE

2.92m x 2.74m (9'7" x 9'0")
Double glazed UPVC window to the rear aspect. Central heating radiator. Laminate flooring.

BEDROOM FOUR

2.87m x 2.62m (9'5" x 8'7")
Double glazed UPVC window to the rear aspect. Central heating radiator. Built in wardrobes.

FAMILY BATHROOM

3.28m x 2.82m (10'9" x 9'3")
Contemporary suite into split level room with partial restricted head height, comprises dual flush wc, wash hand basin and fitted mirror light over, corner double width glazed shower cubicle. Ceramic tiling to walls and floor with LED spotlights, steps leading to lower level area and to plinth of built in double storage cupboard, inset spotlights to ceiling, wall extractor fan, chrome finish heated towel rail, double glazed tilt and turn opaque window to side, steps to lower level.

EXTERNAL

FRONT GARDEN

principally laid to lawn with borders, stocked with a variety of plants and shrubbery and established trees, garden is screened by hedge row to front with wrought iron swing gate access. Two separate access driveways. One is accessed via decorative wrought iron double swing gates, cobbled driveway leading to attached garage. The second drive is accessed via swing gates to cobbled and slate chipping driveway providing additional parking option.

REAR GARDEN

Private and enclosed area with stone paved patio, extending to the side area with timber cabin. External light and side gate access. The rear garden has laid to lawn area with borders stocked with a range of plants and shrubbery, rockery feature, raised timber decked terrace,

greenhouse with temperature control roof lights, external water tap, enclosed by perimeter fencing and laurel hedge row.

GARAGE

Up and over door. Power and light.

FLOORPLAN

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information

on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Laser Tape Clause

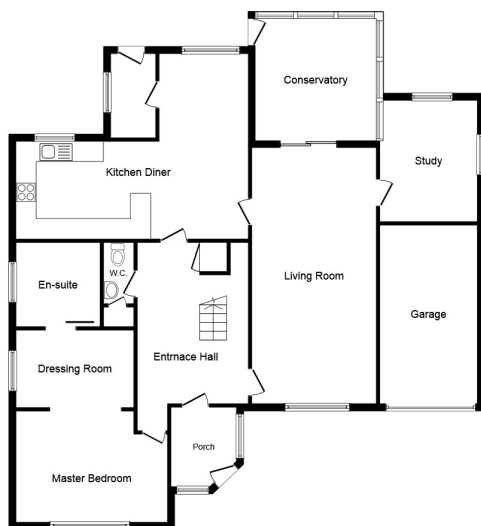
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

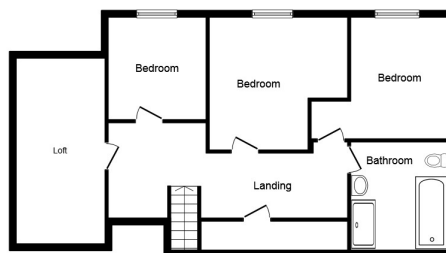
Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 219.0 sq. m. (2,357 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

