



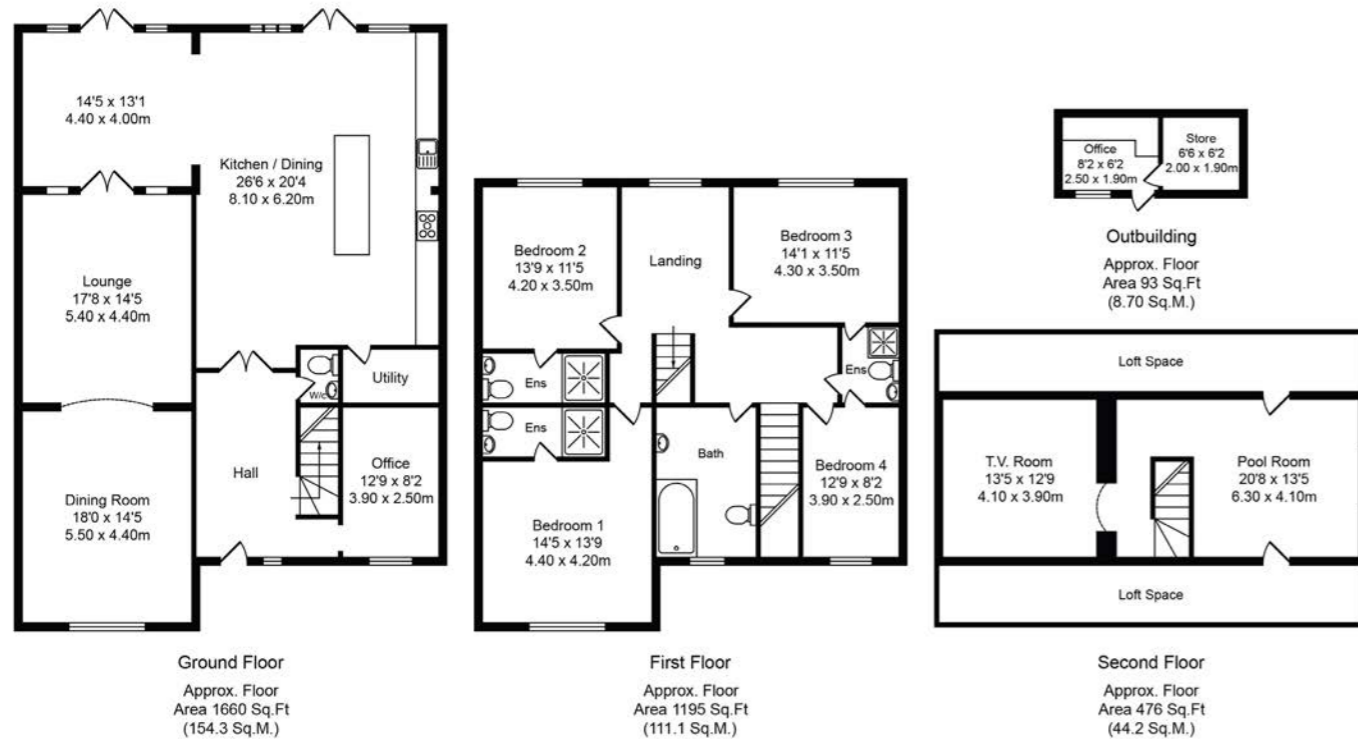
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

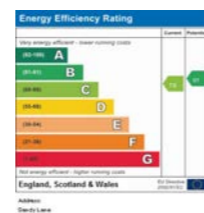
**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 3424 Sq.ft. (318.3 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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**THE LUXURY PROPERTY SPECIALISTS**

**Sandy Lane, Adlington**  
**Offers Over £699,995**





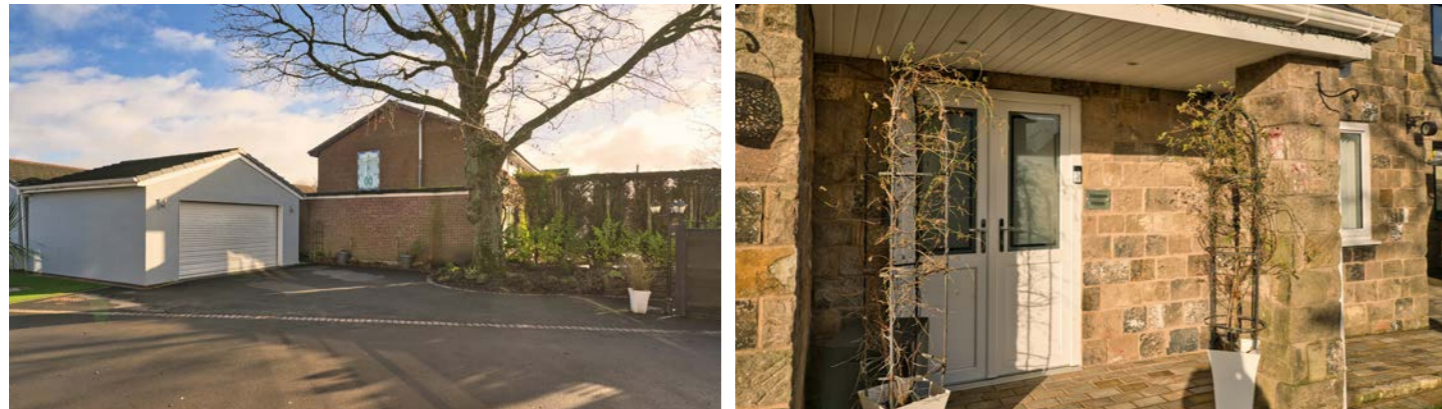
This quite captivating four bedroom detached residence provides a wealth of beautiful living space arranged over three floors, extending to over 3400 square feet in total. Set in a private position behind electronically operated gates this unforgettable home displays a breath-taking finish and offers an all too rare opportunity to acquire something quite special indeed - a unique home of distinction with tasteful decor and high-quality fixtures and fittings throughout.

Internal inspection is highly recommended and will reveal accommodation highlights which briefly include a most impressive reception hallway, a home office/study, a gorgeous main lounge with open access to a formal dining room which itself can quite easily accommodate 10 or more diners. The lounge also has direct access via double doors through to a further reception room and in turn the breakfast kitchen giving all the main living areas a wonderful open flow that lends itself perfectly to entertaining and is ideal for everyday family living. The kitchen itself is simply stunning with its array of bespoke fitted units, its huge centre island and breakfast bar, quartz worktops and top of the line 'Neff' appliances. The ground floor is rounded off with a handy two-piece cloaks/wc and a practical utility room.

On the first floor the large landing area gives way to four well-proportioned double bedrooms, two of which have fitted wardrobes and modern three-piece en-suite shower rooms with the third and fourth bedrooms being served by a three-piece Jack and Jill bathroom. The first floor accommodation is rounded off with a family bathroom which has a large two person spa bath. On the second level there are two further rooms which could be utilised as bedrooms but are also perfect entertaining rooms with one currently used as a games room and one as a cinema room with the addition of ample under eaves storage space.

Externally the property rests on a very good-sized plot in a private spot at the end of Sandy Lane with gated access that gives way to a large forecourt parking area and a detached double garage. The rear garden is extremely private, not directly overlooked and affords sunny West facing aspects and open views out towards Eller Brook. The garden is fully enclosed and mainly laid to lawn with planted borders, a feature carp pond, a brick-built storage shed and a lovely big patio area for outdoor dining and entertaining.

The location is fabulously convenient, with just a short distance to a host of local shops, public houses, eateries and amenities available within the centre of Adlington, with the thriving commercial centres of Chorley and Bolton also within a short drive, whilst those who wish to commute to further afield the M61 motorway provides ease of access throughout the North-West, including major commercial centres such as Manchester and Preston, or the local railway station. After a day in the office, one is never short of a peaceful retreat, with beautiful countryside at one's front door or perhaps a stroll to the marina to relax away the stresses of the day walking the dogs by the Leeds Liverpool Canal.







#### KEY FEATURES

Breath-Taking Detached Residence

Four Double Bedrooms

Circa 3424 Square Feet

Stunning Breakfast Kitchen with Bespoke Fitted Units and Large Centre Island

Good-Sized Private Plot with Gated Access

Fully Enclosed Rear Garden with Feature Carp Pond and Large Patio Area

Detached Double Garage

Forecourt Parking Area









