

HOME  TRUTHS

Coniston Avenue, Adlington

PR6 9QH


£375,000



Spacious, extended four bedroom detached property in a popular residential location within easy reach of village amenities, schools, primary transport routes and countryside walks. With over 1500 square feet of accommodation on offer, this family home is available with no upward chain. To the front, the tarmac driveway can accommodate up to three vehicles and leads to the garage, which has been designed to take a touring caravan, and the main entrance. Step into the vestibule and from there to the hallway and L shaped living room which opens to the conservatory to the rear. The dining room has patio doors overlooking the garden and, completing the ground floor, the breakfast kitchen comprises a range of wall and base units with integrated appliances including induction hob, electric oven and grill, ceramic sink, slimline dishwasher and refrigerator. Step outside into the west facing garden with large sun terrace, lawn, shed and a number of mature shrubs making this a lovely and private space in which to relax and entertain. Back inside stairs lead to the first floor landing with airing cupboard and ladder access to the boarded loft with light. Bedroom one has fitted wardrobes and benefits from en suite in a wet room style with electric shower, wash hand basin and wc. There are two further double bedrooms and a comfortable single with those to the rear enjoying views over to trees. The modern family bathroom comprises fully tiled elevations and flooring wc, was hand basin on vanity, ladder heated towel rail and rainfall shower in walk in cubicle.



Spacious, extended four bedroom detached property in a popular residential location within easy reach of village amenities and countryside walks. Over 1500 sq ft & available with no upward chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four bedroom detached property
- Over 1500 square feet
- Garage can accommodate a touring caravan
- Virtual tour
- Close to amenities
- No upward chain



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Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

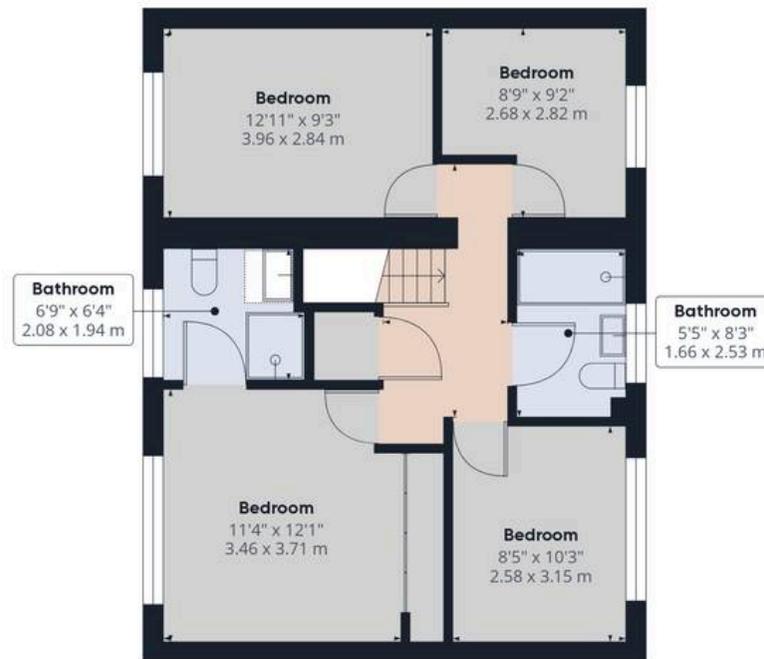
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2

Approximate total area⁽¹⁾

1552.6 ft²

144.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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