



**Easy Home Sales**  
Independent Residential Sales Agents

**10 Balmoral, Adlington**  
Chorley, PR7 4EL

- Semi Detached Home
- Three Good Sized Bedrooms
- Large Driveway & Garden
- Dining Kitchen

**Offers Over £255,000**

EPC Rating 'D'





## Property Description

Easy Home Sales are pleased to bring to market this spacious and well-presented three-bedroom semi-detached family home, ideally located in a quiet cul-de-sac in the heart of Adlington. The property benefits from excellent access to local amenities, highly regarded schools, shops, and convenient transport links.

Offering generous and versatile living accommodation throughout, this delightful home is well-suited for modern family living with the accommodation comprising a bright entrance hallway with stairs leading to the first floor. The front reception room is filled with natural light, providing a comfortable and inviting living space. To the rear of the property is a contemporary kitchen/breakfast room, featuring a range of stylish units, contrasting worktops and splashbacks, a breakfast bar, and a fitted gas cooker.





A standout feature of the home is the beautifully appointed, covered garden room accessed from the kitchen-an ideal space for entertaining, relaxing, or enjoying the outdoors all year round.

To the first floor, the property offers three well-proportioned bedrooms-two spacious doubles and a generous single-along, each fitted with storage space with a modern three-piece family shower room.

Externally, the home boasts a large driveway to the front, a gated carport to the side, and a private, low-maintenance rear garden that enjoys plenty of sunlight. A detached garage offers additional storage or parking space. Early viewing is highly recommended to fully appreciate everything this charming home has to offer. To arrange a viewing, please contact Easy Home Sales on 01257 791888.



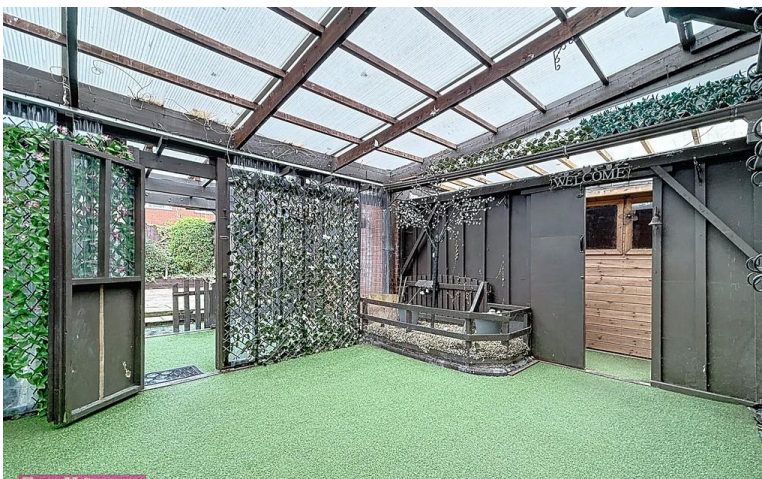


Do you have a property to sell?

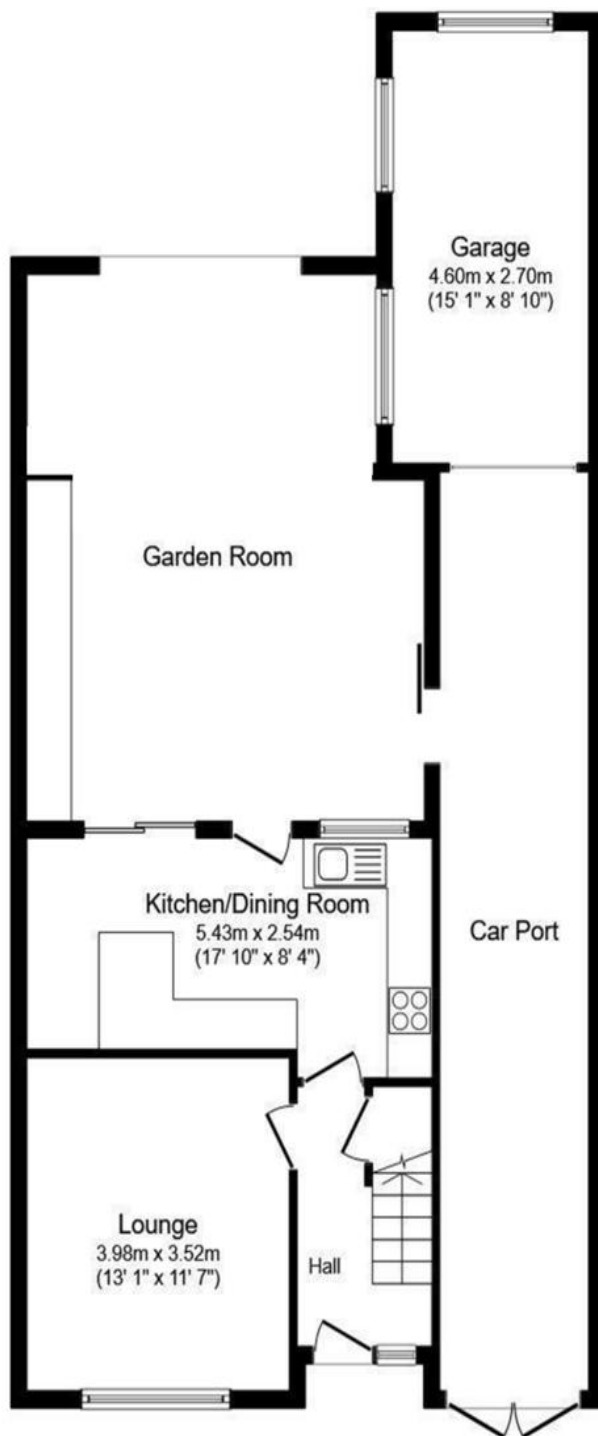
If you have a property to sell or thinking of selling, we can offer a free market appraisal from our experienced sales team.

Please note:

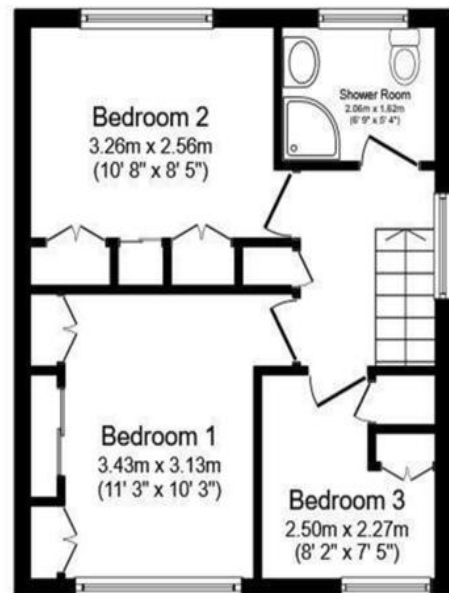
Some pictures have AI Features to show how the property can be furnished. Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.







**Ground Floor**



**First Floor**

**Total floor area 121.0 sq. m. (1,302 sq. ft.) approx**

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

159 - 161 Spendmore  
Lane  
Coppull  
Chorley  
Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.