



**Grove Farm Drive, Adlington, Chorley**

**Offers Over £149,995**

**\*\*This property is part of the Low Cost Housing Scheme and is subject to restrictions under this scheme. For enquiries regarding applications and eligibility please contact our office or visit the council website link below for more details\*\* (LINK WILL BE ATTACHED TO ADVERT)**

Ben Rose Estate Agents are pleased to present to market this well-presented, three-bedroom semi-detached home located in a peaceful residential area of Adlington, Lancashire. Ideal for first-time buyers, this lovely property offers a comfortable and modern living space just a short distance from village amenities and scenic countryside walks, including the popular Rivington Pike and surrounding trails. The home is perfectly situated for commuters, with Adlington train station just a few minutes away, offering direct links to Manchester and Preston. There are also excellent local bus routes and easy access to the M61 motorway, making travel across the North West convenient. Nearby, you'll find a selection of supermarkets, schools, cafes, and independent shops, adding to the appeal of this charming location.

As you step inside, you're welcomed into a bright entrance hall that immediately sets the tone for the rest of the home. Just off the hall is a handy WC – perfect for guests. Moving into the spacious front lounge, you'll find a relaxing space filled with natural light, complete with an open staircase that leads to the first floor. To the rear of the home is a stylish, modern kitchen/diner featuring an integrated hob and oven, along with ample space for additional freestanding appliances. The kitchen also benefits from a designated dining area, ideal for everyday family meals or entertaining, and offers direct access to the rear garden through double doors – seamlessly blending indoor and outdoor living.

Upstairs, the first floor hosts three well-sized bedrooms, all thoughtfully laid out to suit a variety of needs, whether used as bedrooms, guest space, or a home office. Completing the upper floor is a contemporary shower room, finished with sleek, modern fittings and designed to serve the needs of a growing family.

Externally, the home has a private driveway to the front with off-road parking for two vehicles. To the rear, you'll find a beautifully presented garden space, featuring a paved seating area that's perfect for enjoying sunny afternoons, along with an astro-turfed lawn that offers a tidy, all-weather solution for families or those who enjoy outdoor living without the upkeep.

In all, this delightful home offers a fantastic opportunity to step onto the property ladder in a sought-after village setting.

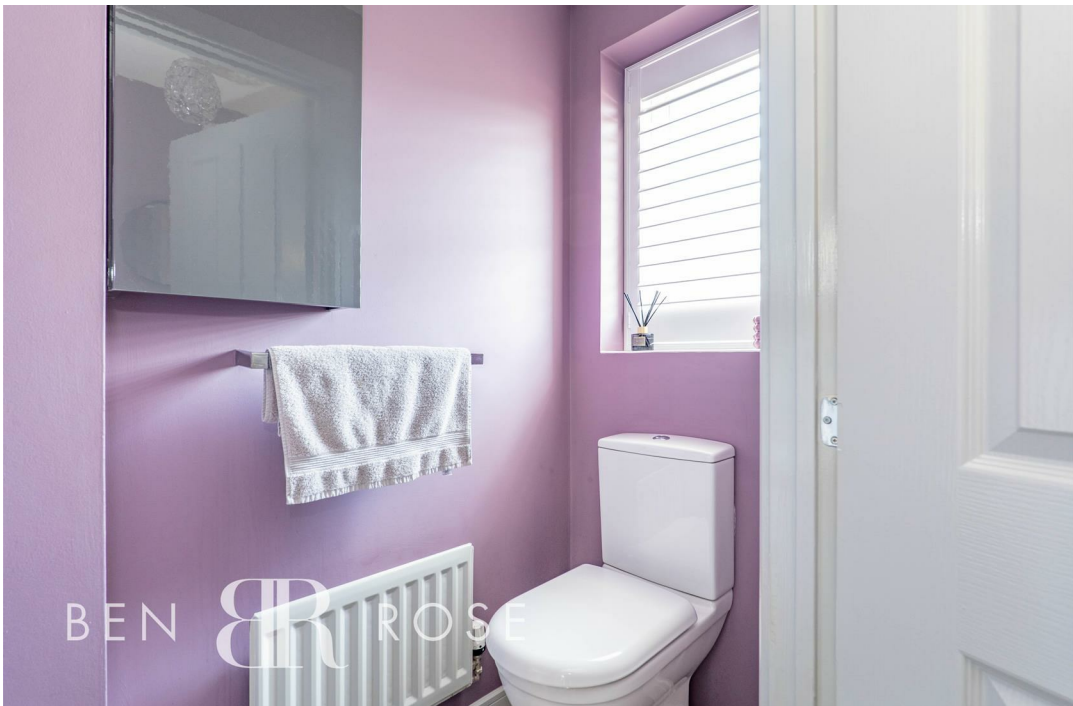




















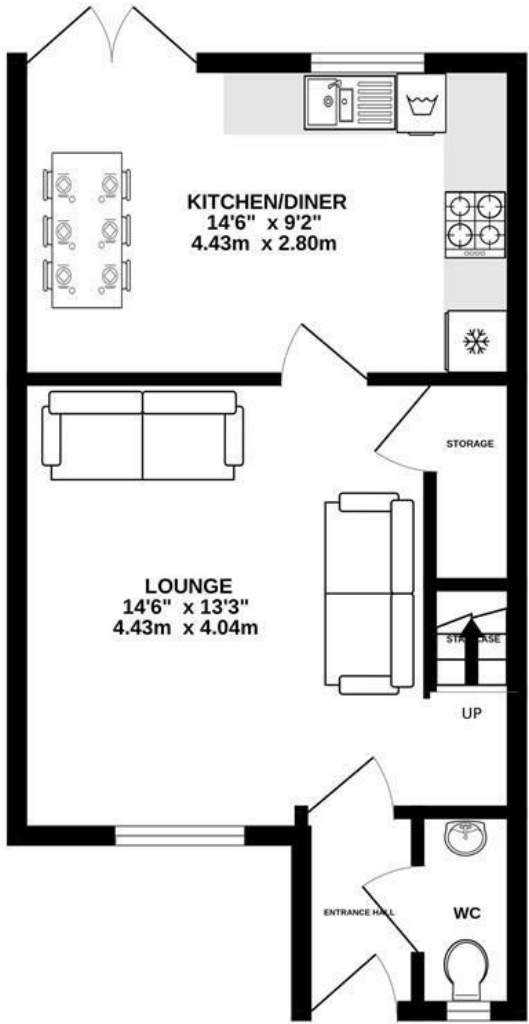




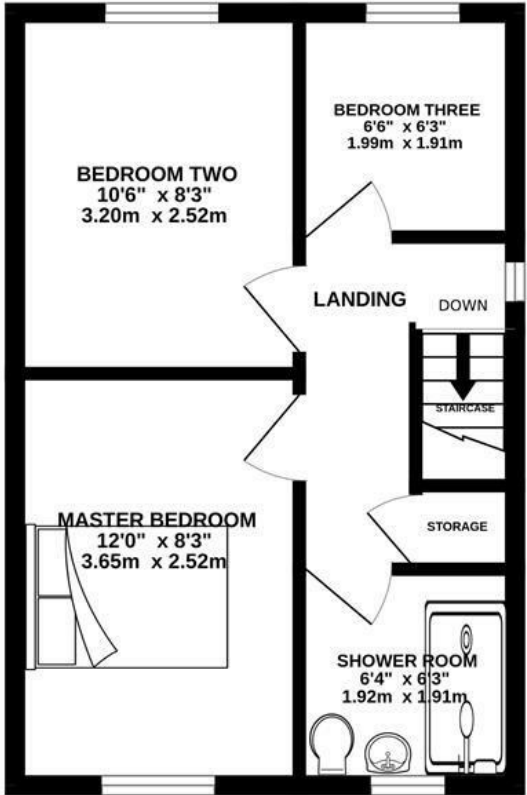


# BEN ROSE

GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

