



Grove Farm Drive, Adlington

Offers Over £149,995

This property forms part of the Low Cost Housing Scheme and is therefore subject to the conditions and restrictions outlined within the scheme. Full details on eligibility and the application process can be obtained by contacting our office directly or by visiting the council website through the link provided in the advert. The property is available at a 25% discount, with the full value being £200,000

Ben Rose Estate Agents are delighted to bring to market this beautifully presented three-bedroom semi-detached home, situated in a quiet and sought-after residential area of Adlington, Lancashire. An ideal opportunity for first-time buyers, the property offers a bright and welcoming living space within easy reach of the village centre, which provides a great selection of amenities, including supermarkets, cafes, schools, and independent shops. The location also boasts access to scenic countryside walks and the much-loved Rivington Pike with its surrounding trails. For those commuting, Adlington train station is just a short walk away, providing direct connections to Manchester and Preston, while excellent local bus services and nearby access to the M61 motorway ensure travel across the North West is both easy and convenient.

On entering the property, you are welcomed into the entrance hall which provides access to all the ground floor rooms. To the left sits the spacious lounge, laid out in an attractive L-shape and benefitting from dual-aspect windows, including a bay that allows natural light to flood the room. Moving back through the hall you'll find a convenient WC, the staircase with under-stair storage, and towards the right of the entrance hall lies the modern kitchen and dining area. This space is fitted with ample wall and base units, an integrated oven, hob, and dishwasher, and offers enough room for a family dining table. Patio doors open out to the rear garden, seamlessly extending the living space outdoors.

The first floor hosts three bedrooms, two of which are doubles, while the third provides a comfortable single, perfect for a child's room or home office. Completing the floor is a family bathroom fitted with a three-piece suite and an over-bath shower, with the addition of an airing cupboard conveniently located off the landing.

Externally, the property enjoys a pleasant position with a green adjacent to the home, an ideal feature for families with children. The south-facing rear garden is private and not overlooked, fully enclosed with tall fencing and benefiting from gated access to the front. The outdoor space has been thoughtfully arranged with both a lawn and a patio area, as well as a versatile outbuilding currently used as an office, complete with power and offering multiple potential uses. To the front of the property, a driveway provides off-road parking for two vehicles.





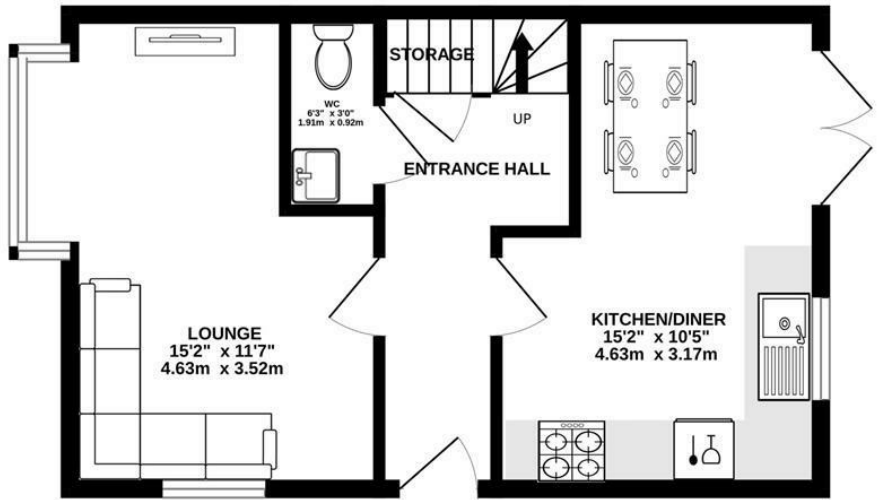




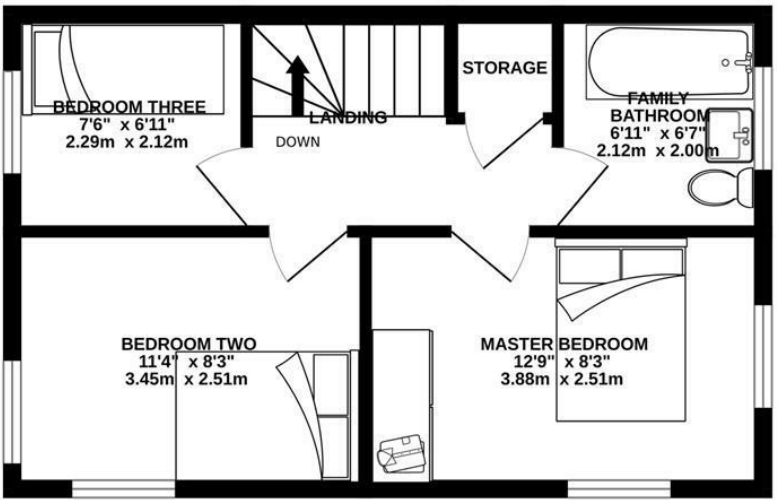




GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.




TOTAL FLOOR AREA : 741 sq.ft. (68.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 