



Lewis Close, Adlington, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom, link-semi detached property situated in a sought-after area of Adlington, Lancashire. This ideal family home offers a fantastic opportunity for those looking to extend or convert, with stunning views over picturesque farmers' fields to the rear. Nestled within a quiet residential area, the property is perfectly positioned close to Adlington village, offering easy access to local amenities, shops, and highly regarded schools. Excellent travel links include Adlington train station just a short distance away, with direct routes to Manchester and Preston, as well as convenient bus links and close proximity to the M61 motorway, making it ideal for commuters. Chorley and Bolton town centres are also within easy reach, providing further retail and leisure facilities.

As you enter the property, you are welcomed into a bright entrance hall that leads directly into the spacious front lounge. The lounge benefits from a feature fireplace, adding a cosy focal point, while the open staircase leads to the first floor. Moving through, the kitchen is fitted with ample worktop space and storage, making it a practical and functional space. Adjacent to the kitchen is the dining room, which offers direct access to the garage, providing potential for conversion if desired. The dining area flows seamlessly into the conservatory at the rear, a lovely space for relaxing while enjoying the beautiful views over the garden and surrounding fields.

Heading upstairs, the first floor has three well-proportioned bedrooms. The master and third bedrooms overlook the front of the property, while bedroom two benefits from those stunning views to the rear. The modern three-piece family bathroom is also located on this floor, featuring an over-the-bath shower and contemporary fixtures and fittings.

Externally, the property offers a generously sized driveway at the front, with space for up to three cars, leading to a single garage that provides additional storage or conversion potential. To the rear is a beautifully maintained garden, featuring a stylish decking area with glass boundaries that perfectly frames the stunning views. The decking steps down to a lawned area, creating a peaceful outdoor space ideal for family gatherings. It's important to note that half the garden does not belong to the property, with the boundary marked by the last concrete fence posts (please see marketing photos), similar to neighbouring properties.

This charming family home offers a perfect blend of indoor and outdoor living, with excellent potential for future expansion.







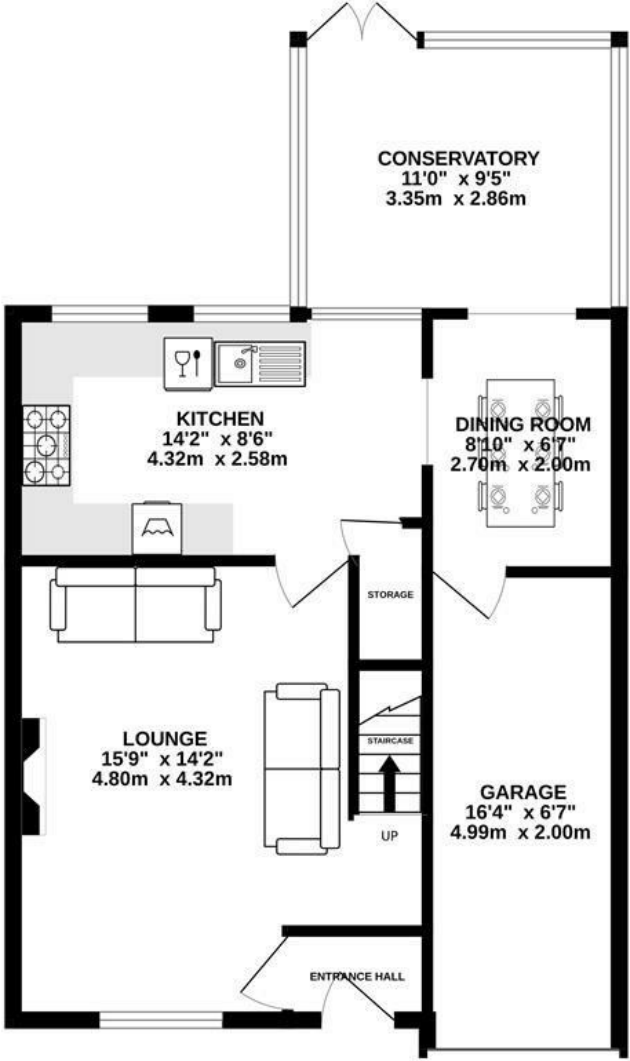




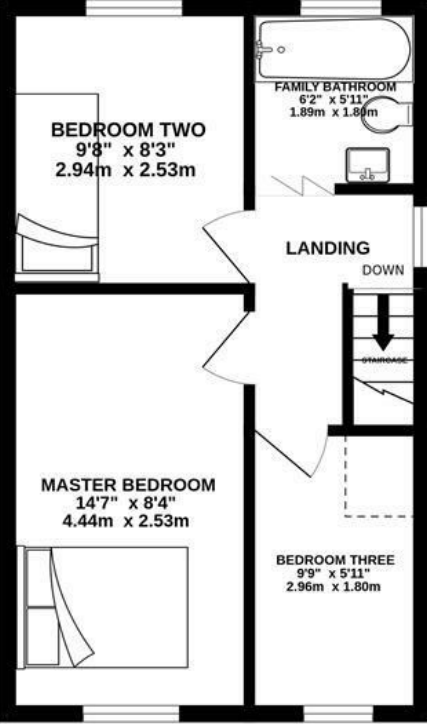


BEN ROSE

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

