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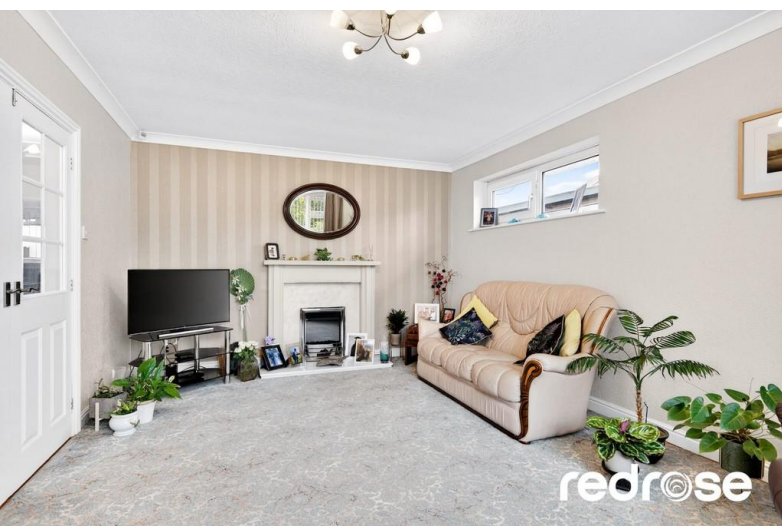
**6 The Asshawes**

Heath Charnock, Adlington, PR6 9JW

Situated in a sought-after location, this two-bedroom detached true bungalow offers well-proportioned accommodation ideal for a range of buyers. The property features a spacious lounge, a fitted kitchen with ample storage, and a modern shower room. All two bedrooms are generously sized, providing flexible living space. Externally, the property benefits from well-maintained gardens benefiting from being South facing along with a detached garage, offering additional storage or parking.

**Guide Price £280,000**

EPC Rating '66D'





## Property Description

### HALLWAY

Welcoming hallway, a bright and spacious entrance area providing access to all principal rooms, with practical flooring and plenty of natural light and laminate flooring. Access to the loft which has been boarded and benefits from power and light.

### LOUNGE

16' 11" x 11' 11" (5.16m x 3.63m) Spacious lounge which is a bright and airy living space, perfect for both relaxing and entertaining. The room benefits from large window that floods the space with natural light, creating a warm and welcoming atmosphere. Beautifully finished with there's plenty of room for a range of furniture layouts, from comfortable seating areas to a dining or workspace if needed. With its generous proportions and neutral décor, this lounge offers a versatile and inviting heart of the home.



#### KITCHEN/DINER

14' 3" x 10' 10" (4.34m x 3.3m) Fitted kitchen diner a stylish and practical space combining cooking and dining in one generous room. The kitchen is fitted with a range of contemporary units, ample work surfaces, and integrated electric oven providing both functionality and modern appeal. There's plenty of room for a dining table, making it ideal for family meals or entertaining guests. Natural light streams in through the windows, creating a bright and welcoming environment, while the layout ensures easy flow between the cooking and dining areas.



#### MASTER BEDROOM

15' 6" x 10' 11" (4.72m x 3.33m) A generous and light-filled principal bedroom offering a peaceful retreat within this versatile bungalow. Its spacious proportions including fitted wardrobes and a dressing area if required. Double glazed window to the rear providing plenty of natural light, enhancing the airy and inviting feel of the room. Perfectly positioned for privacy, this master bedroom forms a key feature of the home, combining comfort with practicality.



#### BEDROOM TWO CURRENTLY USED AS A RECEPTION ROOM

15' 7" x 9' 11" (4.75m x 3.02m) A versatile space that can easily function as a second bedroom or an additional reception area. Currently set up as a comfortable living space, it offers plenty of room for seating or home office use. Double glazed window and radiator. Its flexible layout makes it ideal for families or those looking to adapt the space to suit their needs.



#### SHOWER ROOM

7' 7" x 6' 4" (2.31m x 1.93m) A modern and stylish shower room featuring a spacious double shower cubicle, perfect for refreshing starts to the day. Cleverly designed to maximise space, it offers a comfortable and functional bathroom solution, ideal for family use or guests. Double glazed frosted window, radiator and storage cupboard.

#### EXTERNALLY

To the front there is a private hedged entrance with pathway and steps leading to the front door. Paved patio area with a mature well stocked range of plants, flowers and shrub borders. To the side and rear you will find a driveway which leads to the detached garage and featuring a paved patio area, neat lawn, and mature plants, flowers and shrubs borders. Perfect for relaxing or entertaining, this home offers a peaceful and inviting outdoor space.



#### GARAGE

16' 10" x 9' 4" (5.13m x 2.84m) A detached garage featuring an up and over door, with power and lighting installed, offering secure parking as well as excellent storage or potential for workshop use.

#### LOCATION

Set in the peaceful Heath Charnock area near Adlington village, The Asshawes offers a quiet, residential setting close to local amenities and schools, with Adlington railway station nearby for easy links to Manchester and Preston. Ideal for families and professionals seeking a tranquil yet well-connected location.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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