



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Immaculate Detached Residence
- Sought-After Village Community
- Circa 1,503 Square Feet in Total
- Fabulous 22' Open Plan Kitchen/Diner
- Four Good-Sized Bedrooms
- Two Bath/Shower Rooms
- Generous Private Plot & Garage

GROVE FARM
DRIVE, ADLINGTON

£400,000



Grove Farm Drive, Adlington



Grove Farm Drive, Adlington



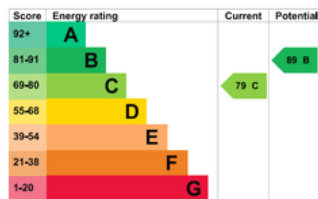
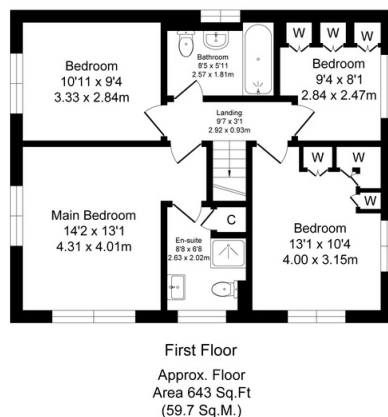
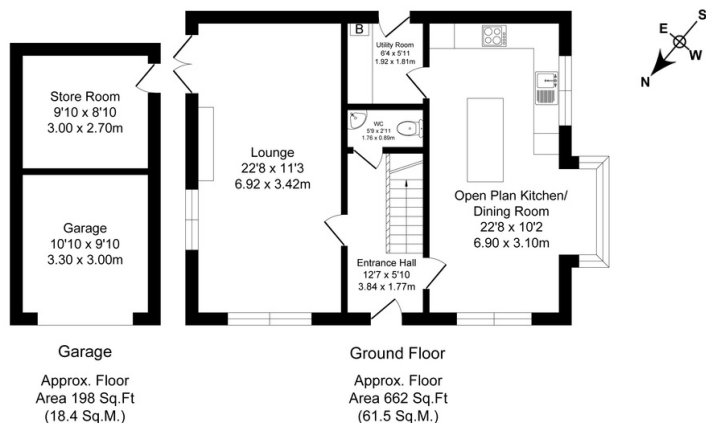
Grove Farm Drive, Adlington



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Total Approx. Floor Area 1503 Sq.ft. (139.6 Sq.M.)

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If one is looking for a turn-key home into which one simply needs to move in their furniture, sit back and relax in their new surroundings, then this beautiful four bed detached residence could be the perfect prospect, presented in absolutely immaculate order throughout and offering all the essential components required of a modern family home. The property occupies an enviable position within this quiet residential cul-de-sac, located just off Railway Road, making it a lovely safe environment in which to raise little ones, affording wonderfully spacious and private gardens, attributes which are most unusual for a modern development.

The convenience of the location is a particular highlight, being within walking distance of the host of local shops and amenities available within this well regarded and sought-after Lancashire village, renowned for its vibrant and sociable community, as well as its pleasant green spaces and close proximity to local countryside, which have become a real draw to the area. A number of bars and eateries provide plenty of options for those who enjoy an active social life, with the most recent additions being a micro-brewery, a beautiful cake shop and a trendy coffee shop which serves cocktails of an evening. For the little ones, a choice of primary schools are close at hand, an important consideration for any family home, whilst the older generations, perhaps with a commute to consider, will benefit from the excellent transport links, being able to choose between the motorway network or the local railway station, the latter of which is accessible within the shortest of strolls, providing ease of access throughout the North-West, including major commercial centres such as Manchester, Bolton and Preston. After a hectic day in the office, one is never short of a peaceful retreat, with beautiful local scenery close by, including picturesque Rivington, or perhaps a stroll over to the nearby marina to relax away the stresses of the day walking the dogs along the banks of the Leeds Liverpool Canal.

Internally, the generous and thoughtfully considered floorplan cannot fail to impress, affording in excess of 1,500 square feet in total, whilst the well presented living spaces noticeably brim with the natural light afforded by the plethora of dual aspect windows. One enters via the welcoming entrance hallway and immediately remarks upon the calmness of the atmosphere. The spindled staircase rises to the first floor and cleverly incorporates useful storage cupboards for one's everyday essentials, whilst there is also a handy off-lying two-piece cloakroom/WC. One continues through into the fabulous 22' lounge, which infuses an almost tangible warmth, perfectly conducive to those cosy evenings when one wishes to relax and aided by the feature log-effect electric fire. Pleasingly situated to the rear of the property, direct access to the garden is provided by the uPVC double glazed French doors, which will be most welcome in the warm summer months.

Like the lounge, the adjacent 22' open plan kitchen/dining room similarly stretches the full depth of the property, providing that highly desirable hub of the home, the epitome of modern-day family living and a wonderfully sociable environment when one has the urge to entertain. The gorgeous bay window even provides a nook in which to site some comfy seating, should one desire that trendy family room feel. The kitchen is fitted with a comprehensive range of high-gloss wall and base units in cream with contrasting laminated wooden work surfaces, and includes a central island and a host of integrated appliances, including high-level electric oven, gas hob with overhead extractor canopy, fridge/freezer and dishwasher. There is also a useful off-lying utility room in which to keep the family laundry out of view of unexpected visitors.

If one ventures up to the first floor, the landing provides access to the four beautiful and well-proportioned bedrooms, two of which benefit from built-in wardrobes, with the gorgeous primary bedroom also enjoying a generous three-piece en-suite shower room. The remainder of the family are suitably catered for by the main bathroom, which is fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower.

Externally, the outside space marries perfectly with the spacious interior, with the coveted position not only offering particularly good-sized gardens, but also bountiful off-road parking for a number of vehicles on the block paved and tarmacadam driveway. The garage has been partitioned to retain a useful storage area to the front, as well as a flexible room to the rear which could be utilised for a variety of leisure purposes, i.e. a summer house or exercise space, or perhaps a workspace. The gardens are predominantly laid to lawn, with mature trees and shrubs to the perimeter, with the rear being worthy of particular adulation, providing endless opportunity for the youngest members of the family to burn off their boundless energy in safety. The adults will appreciate the excellent degree of privacy from the raised decked seating area or the delightful, covered patio, complete with built-in bar, ensuring even the wet weather cannot spoil one's plans. Should one be looking for a taste of the good life, then the allotment area, complete with its greenhouse and raised planters is similarly sure to score highly with those with a green fingered touch.

Homes in this location are rarely available for long and, therefore, we would highly recommend an early internal inspection to avoid disappointment and to appreciate this lovely home.



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