



Andrew J Nowell
& Company

5 Redbrook Way, Adlington
Offers Over £1,000,000



5 Redbrook Way, Adlington, SK10 4NF

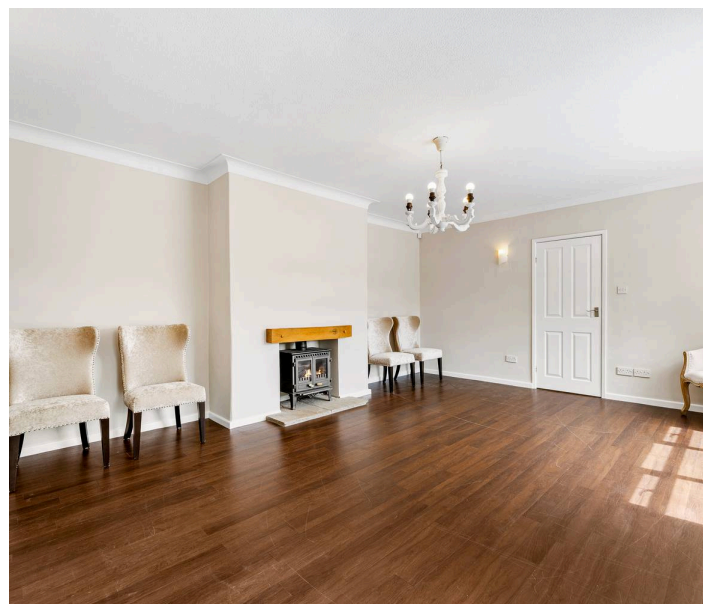
- Four Bedrooms
- Open Plan Kitchen
- Large Driveway and Garage
- Detached family home

Occupying a prime position in one of Adlington's most sought-after locations, this substantial detached family home offers spacious accommodation over three floors. Beautifully presented throughout and offered with no onward chain, it is ideal for modern family living.

Within walking distance of Adlington Primary School, the railway station and the Middlewood Way, the property also enjoys excellent access to the A555, Manchester Airport and the motorway network.

The versatile accommodation includes four/five bedrooms, three bathrooms, four reception rooms and a superb open-plan living kitchen, ideal for both family life and entertaining.

At the heart of the home is a superb open-plan dining kitchen, fitted with bespoke oak cabinetry, granite work surfaces and a comprehensive range of integrated appliances including a Rangemaster cooker, Liebherr fridge and freezer, Bosch dishwasher, Miele coffee machine and warming drawer. A large central island forms the focal point, complemented by a recessed pantry, separate utility room and cloakroom/WC.





The first floor comprises a principal bedroom with fitted wardrobes and an en-suite shower room, together with two further double bedrooms and a family bathroom. The second floor offers a spacious double bedroom, an additional study and an en-suite shower room, ideal as a guest suite, teenage retreat or home office. Further benefits include double glazing, gas-fired central heating via a Worcester Bosch boiler and a pressurised hot water system.

Externally, a block-paved in-and-out driveway provides extensive off-road parking and access to the integral garage, whilst the large, private rear garden is mainly laid to lawn with mature borders, creating an ideal space for families and outdoor entertaining.

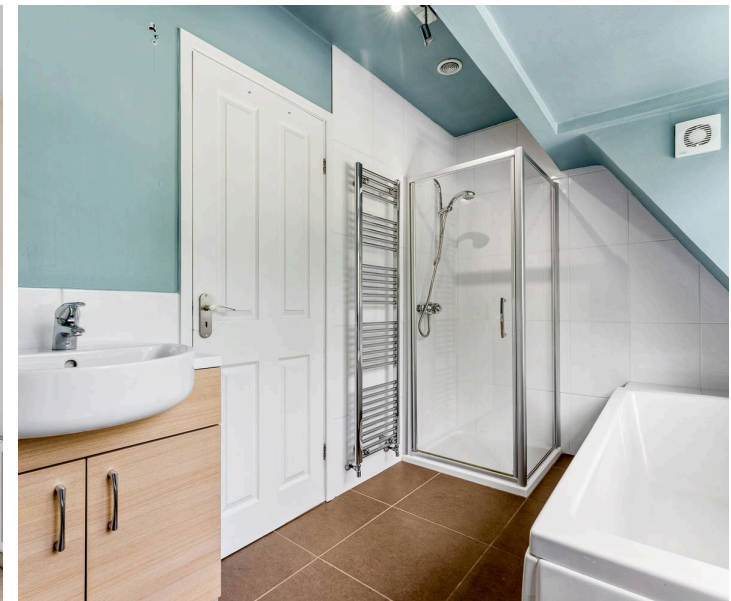
A rare opportunity to acquire a substantial family home in a highly sought-after Cheshire village, offering generous accommodation, excellent amenities and superb commuter links.

Important Information

- What 3 Words – //winks.steadier.voting
- Council Tax – Cheshire East - Band G
- EPC Rating – D (65/74)
- Tenure – Leasehold - 928 years remaining - £19.00 per annum.
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway & Garage
- Flood Risk*: Very Low risk of flooding
- Broadband**: Superfast broadband available
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

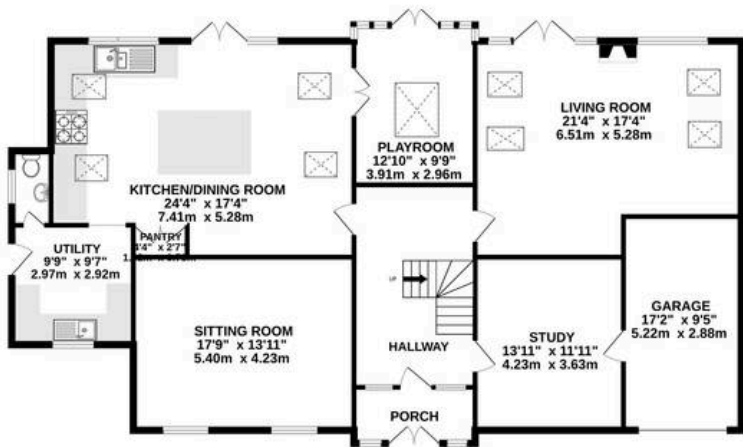
* Information provided by [GOV.UK](https://gov.uk)

** Information provided by Ofcom checker.





GROUND FLOOR
1751 sq.ft. (162.7 sq.m.) approx.



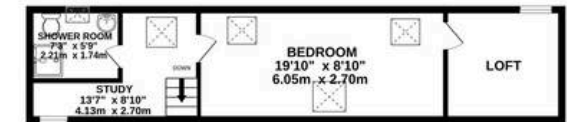
1ST FLOOR
861 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2990 sq.ft. (277.8 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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2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.