



INDEPENDENT ESTATE AGENTS

71 Castle Drive, Adlington, Chorley, PR7 4EA
£400,000
FOR SALE

A substantial extended true bungalow positioned in a superb plot fringing woodland to the rear. Located on a popular development within the head of a cul-de-sac. Large detached garage and workshop plus driveway. Significant lounge plus dining kitchen. Generous utility and four bedrooms the master of which has an en suite. No chain.



- LIKELY TO BE ONE OF THE PREMIER PLOTS WITHIN THIS POPULAR DEVELOPMENT
- LARGE DETACHED GARAGE COMBINED WITH WORKSHOP
- FRINGING WOODLAND TO THE REAR
- 4 BEDROOMS
- DINING KITCHEN PLUS SUBSTANTIAL UTILITY

- SIGNIFICANTLY EXTENDED ACCOMMODATION
- EXCELLENT DRIVEWAY
- FLEXIBLE ACCOMMODATION
- BEDROOM ONE INCLUDES AN ENSUITE
- NO CHAIN

71 CASTLE DRIVE, ADLINGTON, CHORLEY, PR7 4EA

A rare opportunity to acquire such a large true bungalow which offers immensely flexible accommodation and which we understand has been the subject of significant extension work. We suspect many would consider this plot to be one of the premier locations within the popular development and it is worthy of note that in addition to the excellent size the home is within the head of a cul-de-sac and fringes woodland to the rear.

In its current form, the home has functioned as four bedrooms, the master of which is particularly large and includes an ensuite shower room. Upon further inspection, we were surprised by the generous size of the main living room which opens into the dining kitchen. The utility is a remarkable size and is likely to have been the original kitchen prior to extension work.

To the exterior, there is a large detached garage and workshop, excellent driveway and gardens. The garden areas have been landscaped with ease of maintenance in mind. All in all, we feel that the property offers characteristics seldom associated with bungalows within a modern development and we therefore anticipate strong rates of interest.

The sellers inform us that the property is Freehold

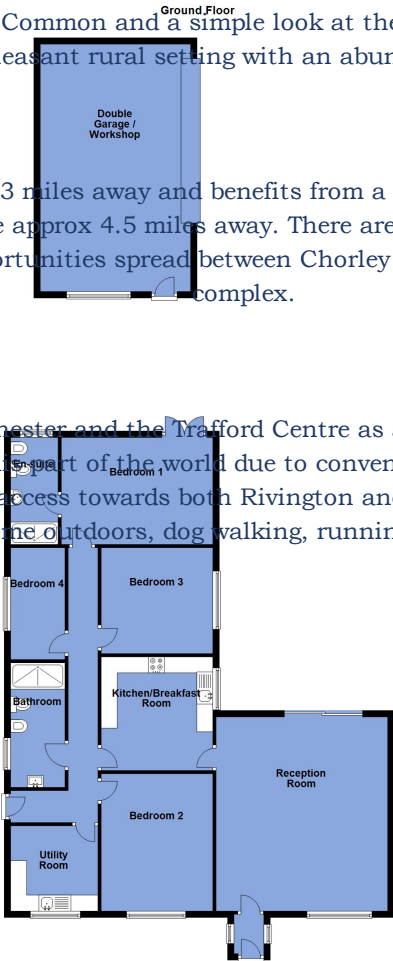
Council Tax Band D - £2,204.18

THE AREA

Castle Drive is located just off The Common and a simple look at the satellite image of this group of homes will clearly display the pleasant rural setting with an abundance of surrounding fields.

Adlington centre itself is approx 1.3 miles away and benefits from a train station with the A6 further providing access towards Chorley town centre approx 4.5 miles away. There are a number of shops and services within the village with more commercial opportunities spread between Chorley and Horwich centres and the Middlebrook complex.

Many locals would consider Manchester and the Trafford Centre as an appropriate distance to shop, work and socialise. Buyers are attracted to this part of the world due to convenient transport links whilst the surrounding countryside is also popular with access towards both Rivington and Haigh country parks. Ideal therefore for spending time outdoors, dog walking, running and cycling etc...



Total area: approx. 163.4 sq. metres (1758.6 sq. feet)
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp

ROOM DESCRIPTIONS

Entrance Porch

2' 11" x 4' 0" (0.89m x 1.22m)

Reception Room 1

17' 6" x 19' 10" (5.33m x 6.05m) Looking into the cul de sac entrance. Gas fire. Marble fireplace with hearth and surround. Sliding patio doors to the garden.

Dining Kitchen

11' 6" x 11' 3" (3.51m x 3.43m) Window to the patio and garden. U shape of units. Integral gas hob. Electric oven. Extractor. Fridge. Tiled floor.

Inner Hallway

28' 1" x 3' 1" (8.56m x 0.94m) with an additional area measuring 3' 3" x 5' 10" (0.99m x 1.78m) Side exit door.

Utility Room

8' 11" x 8' 8" (2.72m x 2.64m) Window to the front. Gas central heating combi boiler. Consumer unit. Space for appliances.

Bedroom 1

15' 4" x 10' 10" (4.67m x 3.30m) French doors to the garden.

En-Suite Shower Room

4' 10" x 10' 9" (1.47m x 3.28m) Rear window. Bidet. WC. Hand basin. Vanity unit. Large shower enclosure. Fully tiled walls and floor.

Bedroom 2

11' 4" x 13' 11" (3.45m x 4.24m) Double bedroom. Window to the front.

Bedroom 3

10' 11" x 11' 4" (3.33m x 3.45m) Window to the side garden.

Bedroom 4

11' 2" x 5' 7" (3.40m x 1.70m) Gable window.

Bathroom

12' 6" x 5' 4" (3.81m x 1.63m) Re-fitted as a shower room. Gable window. Hand basin with vanity unit plus fitted mirror over. Bidet. WC. Large shower enclosure. Fully tiled to the walls and floor.

Garage

25' 3" x 6' 3" (7.70m x 1.91m) Double skin built large garage. Electric up and over door. Painted floor. Power. Light and water. Fitted work bench and access up into the loft for storage.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 