



***Cardwell Cottage  
Brook Street, Adlington  
£299,000***



*Directions: From our Adlington office proceed to the traffic lights and turn right onto Chorley Road, after approximately 400m turn right into Brook Street. The property can be found on the right hand side just near to the end of the road.*

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## Cardwell Cottage, Brook Street, Adlington

Recently refurbished to a high standard, this **EXTENDED INDIVIDUALLY STYLED DETACHED FAMILY HOUSE** is situated off the main thoroughfare. The original stone property was built in 1876. The property has a predominantly cottage style with a contemporary twist with features including beamed ceiling, open inglenook fireplace with a wood burning stove and open grates; spacious entrance hall with a feature stone wall, cloakroom, three reception rooms, conservatory, a fabulous contemporary style fully fitted and integrated kitchen with many appliances, separate utility room and rear porch. To the first floor are four good sized bedrooms with an en suite to the master bedroom and a four piece family bathroom.

The property has gas fired central heating and leaded double glazed windows throughout, recently fitted carpets and new ceramic floors and an electronic burglar alarm system.

Outside, there is an attractive private enclosed rear garden, a cobbled driveway to the side which is protected by wrought iron double gates.

A beautiful property which is being offered for sale **CHAIN FREE**.

The accommodation comprises:

Canopy Porch:

Coach lamp over the canopy porch protecting the front entrance; hardwood door with leaded glass panel.

Hall:

A good sized entrance hall with feature random stone wall; central heating radiator with thermostatic control; under stairs storage cupboard; attractive chandelier style ceiling light fitting; stairs leading to the first floor; power points; recently fitted carpet.



Cloakroom: 2.02m x 1.76m (6'7 x 5'9)

Fitted with a two piece suite in white with a close coupled WC; pedestal wash hand basin; ceramic tiled floor; central heating radiator with thermostatic control; opaque hardwood leaded window; Tiffany style ceiling light fitting; panelled door.

Front Reception Room: 4.24m x 3.84m (13'11 x 12'7)

Feature stone fireplace on a brick hearth and open grate with attractive ornate mantel shelf; feature beamed ceiling; power points; television aerial; two central heating radiators with thermostatic controls; two hardwood leaded double glazed windows; built-in meter cupboard; panelled door to the hall and panelled door to the:-



Family Room/Breakfast Kitchen: 6.18m x 4.19m (20'3 x 13'9)

Reception Area:

The measurements have been taken into the alcoves; Inglenook style fireplace with a cast iron multi fuel burning stove with a stone lintel and sides and a stone hearth and an attractive wooden mantel; power points; television aerial; two central heating radiators with thermostatic controls; leaded hardwood double glazed window to the side; feature beamed ceiling; ceramic tiled floor; feature stone and brick posts; panelled door leading to the rear porch; original feature beam over the island dividing unit.



### Kitchen Area:

Fitted with a range of wall and base units in a Shaker style with antique brass handles and the base units have contemporary curved corners; matching glass display cabinet; matching island unit with deep soft close drawers, built-in matching wine racks, cupboards and a post formed laminate worktop; stainless steel extractor hood over the four ring ceramic hob; built-in *Stoves New Home* under oven and grill; integrated dishwasher; refrigerator; beautiful inset porcelain sink with a vegetable preparation area and drainer and antique brass monobloc mixer taps; tiled splashbacks in glazed ceramic tiles; hardwood leaded double glazed window overlooking the rear garden; the ceramic tiled floor continues through from the living area; four matching brass chandelier style light fittings; extractor fan fitted; power points; opening into the third reception room; panelled door leading to the separate utility room.



### Utility Room:

Inset stainless steel sink into the laminate worktops; cupboards below; plumbed for and including the automatic washing machine; wall mounted *Ravenheat* gas central heating boiler; tiled splashbacks in glazed ceramic tiles; hardwood leaded double glazed window overlooking the rear garden; loft access; ceiling track halogen light fitting.

### Rear Porch:

Terracotta tiled floor; side hardwood leaded double glazed window; half glazed hardwood door leading to the side of the property; central heating radiator with thermostatic control; attractive Tiffany style ceiling light fitting.

Reception Room Three: 4.72m x 3.26m (15'7 x 10'8)

This room would make the ideal choice for the dining room as it is situated adjacent to the kitchen; attractive feature random stone walling; recently fitted carpet; two central heating radiators with thermostatic controls; power points; two antique brass chandelier light fittings; panelled door to the hall; two Georgian style double glazed doors to:-



Conservatory: 3.26m x 3.12m (10'8 x 10'3)

This is a lovely conservatory built on dwarf brick walls and having uPVC double glazed windows; multi glazed polycarbonate apex roof with a combination ceiling light/fan fitting; central heating radiator with thermostatic control; power points; feature brick wall; ceramic tiled floor with a mosaic inset pattern.



## FIRST FLOOR

### Half Landing:

With a beautiful stained glass window; attractive chandelier crystal ceiling light fitting.



### Galleried Landing:

Tiffany style ceiling light fitting; power points; smoke alarm fitted; recently fitted carpet.

Master Bedroom: 5.0m x 4.26m reducing to 2.78m (16'5 x 14'0 reducing to 9'1)

A good sized bedroom with a feature beamed ceiling; hardwood leaded double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; television aerial socket; panelled door; beautiful chandelier light fitting; recently fitted wall to wall carpet; spacious walk-in cupboard suitable for creating a built-in wardrobe behind a panelled door.



En Suite Shower Room: 2.78m x 1.29m (9'2 x 4'3)

Fitted with a fully tiled shower cubicle with a *Triton* electric shower; matching pedestal wash hand basin and close coupled WC in white; half tiled walls in luxury glazed ceramic tiles with a dado edged tiling; opaque leaded uPVC double glazed window; extractor fan; large full length wall mounted white heated towel rail; halogen ceiling light fitting; loft access; panelled door.



Bedroom Two: 4.26m x 4.19m (14'1 x 13'9)

Another good sized bedroom with a leaded double glazed window to the front; feature beamed ceiling; power points; ceiling light fitting; television socket; central heating radiator with thermostatic control; recently fitted carpet; chandelier ceiling light fitting; spacious built-in walk-in cupboard suitable for creating a fitted wardrobe; panelled door.



Bedroom Three: 3.19m x 2.74m (10'5 x 9'0)

Feature beamed ceiling; hardwood leaded double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; television socket; chandelier ceiling light fitting; panelled door; recently fitted carpet.



Bedroom Four: 3.18m x 1.96m (10'5 x 6'5)

Feature beamed ceiling; hardwood leaded double glazed window to the front; central heating radiator with thermostatic control; power points; television aerial socket; Tiffany style ceiling light fitting; recently fitted carpet; panelled door.



Bathroom: 2.17m x 1.92m (7'1 x 6'3)

Fitted with a four piece suite in white incorporating a fully tiled shower cubicle fitted with a *Triton* electric shower and a bi-fold door (the room measurements did not include this shower cubicle); panelled corner deep bath with a hand held shower attachment; matching pedestal wash hand basin and close coupled WC; half tiled walls in white glazed ceramic tiles with a dado tiling insert; opaque leaded hardwood double glazed window; ceramic tiled floor; wall mounted heated towel rail; panelled door; extractor fan; ceiling halogen light fitting; loft access.



## **OUTSIDE**

### **Rear Garden:**

Flagged paving to both sides and rear of the property; flagged patio area; steps leading up to the well tended raised lawn with rockery beds; enclosed by wood fence panels in concrete posts; cold water tap; outside security lighting; access to both sides of the property.



### **Side:**

To one side of the property, behind the security wrought iron double gates, is an attractive cobbled driveway which in turn leads to the wood security gate leading to the rear garden; wall mounted feature coach lamp.

### **Front Garden:**

A flagged area behind the attractive random stone wall; wrought iron gate.