



***Daisy Hill Lodge, Daisy Hill Drive
Adlington
O.I.R.O. £399,000***



Tucked away in a secluded backwater of the village, this is an **INDIVIDUALLY DESIGNED DETACHED RESIDENCE** built on three floors with 4 double bedrooms to the first floor and a suite of 3 functional, flexible rooms to the lower ground floor.

The house is warmed by gas fired central heating by combination boiler and the windows are double glazed in uPVC. A special feature to note is the most used terraced balcony from the dining room overlooking the garden and the evening sun.

Directions: From our Adlington office, proceed to the traffic lights at the junction with Chorley Road and Bolton Road and turn right into Chorley Road. Continue along Chorley Road and turn right into Daisy Hill Drive immediately after Leyland's bakery shop. Follow the road round and where it bears to the left, continue straight ahead down a narrow lane and the property is straight ahead in an elevated position.

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The Accommodation Comprises

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Porch

A veranda style porch extending from the bay window protecting the front entrance and lit by a wall mounted coach lamp.

Spacious Hall

Two central heating radiators; power points; telephone socket; ballustrated staircase to the first floor and fire door exit to the staircase to the lower ground floor.

Cloaks

1.93m x 1.32m
6'4" x 4'4"

A good sized cloakroom fitted with a low level WC and pedestal wash hand basin in white; half tiled in glazed ceramic tiles; ceramic tiled floor; central heating radiator; cloaks area; uPVC double glazed window.

Front Reception

5.97m x 5.33m
19'7" x 17'6"

Measurements taken to the uPVC double glazed bay window which is supported by attractive sandstone mullions. Central heating radiator; power points; wall lights with matching central chandelier coming from an ornate ceiling rose; television socket; double telephone socket. The room features a Living Flame coal effect cast iron stove situated in an Inglenook on a stone flagged hearth with hardwood lintel over. Double doors to the rear reception room.



Rear Reception Room

5.69m x 3.56m
18'8" x 11'8"

A pleasant dining room opening onto the terraced balcony through the uPVC double glazed patio doors and windows with vertical louvred blinds; birch finished laminate floor; chandelier coming from an ornate ceiling rose; central heating radiator; power points; central heating thermostat.



Breakfast Kitchen

4.50m x 3.96m
4'9" x 13'0"

An attractive light kitchen again overlooking the balcony through the uPVC double glazed window with a white marble window sill.



The kitchen is fitted with a comprehensive range of wall and base units including glass display cabinets; four ring gas hob with extractor hood over; electric under oven and grill; integrated fridge and freezer; stainless steel sink including vegetable preparation and monobloc mixer tap inset into post formed laminate worktops; tiled between units in glazed ceramic tiles extending to part tiled walls and splashbacks; power points; glazed tiled floor; wall mounted telephone; matching breakfast bar; central heating radiator; halogen downlighting; plumbed for dishwasher.

Utility

2.94m x 1.52m
9'8" x 5'0"

There is a fitted base unit with a stainless steel sink inset into post formed laminate worktop; tiled splashbacks; marble window sill to the uPVC double glazed window; double glazed door; *Worcester Bosch* gas fired combination central heating boiler; power points; tiled walls, ceramic tiled floor; plumbed for automatic washing machine; electric cat flap; wall-mounted extractor fan.

LOWER GROUND FLOOR

A most useful floor which could be implemented for a variety of uses – currently as a reception room, study and bedroom.

Room 1

3.66m x 2.54m
12'0" x 8'4"

Central heating radiator; power points; uPVC double glazed sliding patio door to rear garden.

Room 2

3.73m x 2.95m
2'3" x 9'8"

uPVC double glazed window; central heating radiator; power points; telephone socket.

Room 3

3.71m x 2.82m
12'2" x 9'3"

Power points; central heating radiator; television aerial; uPVC double glazed window.

FIRST FLOOR

Galleried Landing

uPVC double glazed, feature windows with Georgian bars including a particularly attractive circular one; chandelier from plaster ceiling rose; central heating radiator; power points.

Family Bathroom

3.05m x 1.68m
10'0" x 5'6"



Containing a 4-piece modern suite in white incorporating a tiled, panelled bath with Victorian style shower attachments over; bidet, pedestal wash hand basin and close coupled WC; fully tiled walls in luxury, glazed, ceramic tiles; central heating radiator; uPVC double glazed window; ceiling extractor fan.

Principal Bedroom

6.02m x 4.63m
19'9" x 15'2"



A good sized principal bedroom fitted with a wide range of built-in units including full length hanging garment space, shelving etc; bed niche with overhead storage and bedside cabinets and display shelving; matching, full length dressing table and drawers; telephone socket; power point; uPVC double glazed windows in sandstone mullions; central heating radiator.

En Suite Shower

3.53m x 1.83m
11'7" x 6'0"

A good sized room fitted with fully tiled shower cubicle and mixer shower; close coupled WC; pedestal wash hand basin in matching white; fully tiled walls in matching glazed ceramic tiles; uPVC double glazed windows to each side of stone mullion; ceiling extractor fan; central heating radiator.

Bedroom 2

4.57m x 3.58m
15'0" x 11'9"

Incorporating wall-to-wall fitted wardrobes including a vanity wash hand basin and a built-in dressing table; telephone socket; power points; central heating radiator; uPVC double glazed window.

Bedroom 3

4.57m x 2.44m
15'0" x 8'0"

Central heating radiator; power points; uPVC double glazed window.

Bedroom 4

4.58m x 2.44m
15'0" x 8'0"

Fitted wardrobes with matching drawer units and vanity wash hand basin; power points; uPVC double glazed window; central heating radiator.

OUTSIDE

Double Garage

5.29m x 4.93m
17'4 x 16'2

An excellent recently built brick built garage under a pitched tiled roof on a concrete base with an up and over door.

Front Garden

The macadammed driveway provides a useful turnaround and bisects the raised garden to curved stone-clad walls and the boundary which is screened by a mature conifer hedge; lawns to either side and entrance to the front door. The paved path continues around both sides where there is a cold water bib tap and steps to the terraced balcony which also lead down to the rear garden.

Rear Garden



Overlooked by the balcony and consisting of sloping lawns and rockeries awaiting planting. The boundaries are protected by mature conifer hedging.

