



Broad Oak Close, Adlington

PR6 9RU





Broad Oak Close is a charming, well-presented three-bedroom semi-detached home situated in a quiet and popular residential area close to Rivington Pike. The property combines character features with practical modern touches, ideal for families or first-time buyers alike. No upward chain. To the front, there is a neat lawned garden and driveway providing parking for one vehicle, leading to the detached garage. Step inside through the entrance vestibule into a bright and airy hallway with high ceilings. From here, the spacious sitting room and dining area run the full length of the property, featuring an electric fire as its focal point and plenty of natural light. The kitchen is well equipped with an integrated electric fan oven, fridge, and washer/dryer, along with ample storage and workspace. The boiler, fitted new in 2022, is also housed here. Off the kitchen, there is a useful utility space for additional convenience. Upstairs, the first-floor landing leads to three comfortable bedrooms, two doubles and a well-proportioned single. The master bedroom benefits from fitted wardrobes, while the family bathroom comprises a mixer shower, wash basin, and toilet. Outside, the north-west facing garden enjoys a lawned area bordered by planting, perfect for relaxing or entertaining. This lovely home offers a perfect balance of comfort, space, and location, set within easy reach of local amenities and countryside walks.

Well-presented three-bedroom semi-detached home in a quiet and popular residential area. The property is ideal for families or first-time buyers alike.

No upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious semi detached property
- Cul de sac location
- No upward chain
- Three bedrooms
- Driveway & garage
- Virtual tour



HOME  TRUTHS

Ecclestone Branch

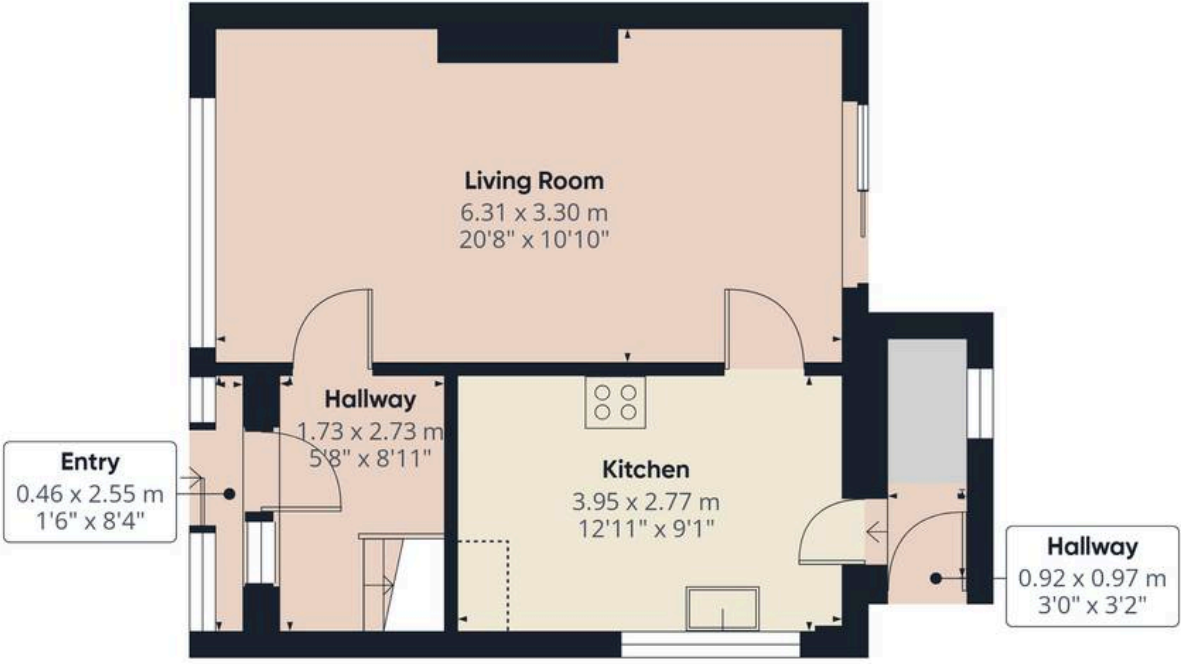
265 The Green, Ecclestone, PR7 5TF
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Coppull Branch

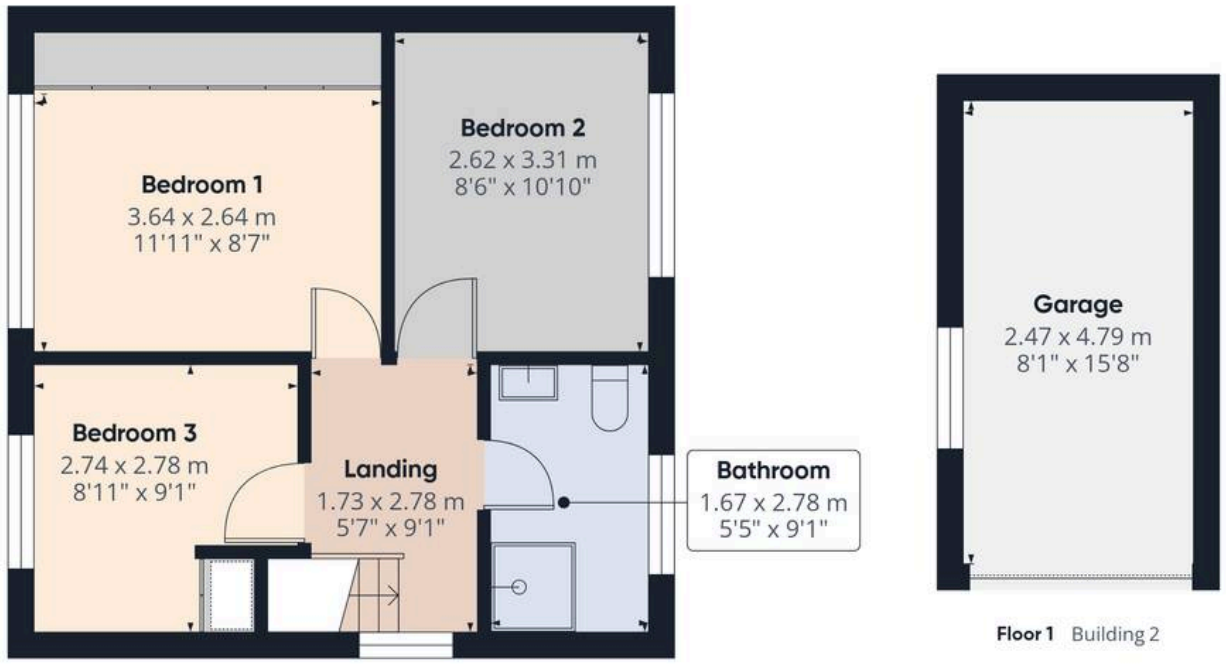
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Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

88.6 m²
956 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.