



Neargates, Charnock Richard

Chorley

£275,000





Extended four bedroom semi detached property with over 1100 square feet of versatile accommodation in a quiet and sought after residential area, close to primary transport routes, town centre amenities and within easy reach of excellent schools. Available with no upward chain. The driveway has parking for up to three vehicles and leads past the lawn with mature planting to the main entrance. Step into the vestibule with storage housing the Worcester boiler, and from there into the spacious living room with open archway to the dining room with patio doors opening to the rear garden. The kitchen comprises a range of wall and base units with double electric oven and grill, gas hob with extractor over and space, power and plumbing for additional appliances. Completing the ground floor are bedroom three and the bathroom comprising bath with shower attachment, wc, floating wash hand basin and ladder heated towel rail. Externally the private garden has both patio and decked area making this a delightful place to relax and entertain and there is a courtesy door to the garage which benefits from power and light. Back inside, to the first floor, are three further double bedrooms with two having built in storage and the largest running the full depth of the property. The bathroom comprises fully tiled elevations and flooring, electric shower in cubicle, wc and floating wash hand basin. This first class property is a lovely place to call home.



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Tenure: Leasehold

- Four double bedrooms
- Cul de sac location
- Two bathrooms
- Private rear garden
- Media tour
- No upward chain



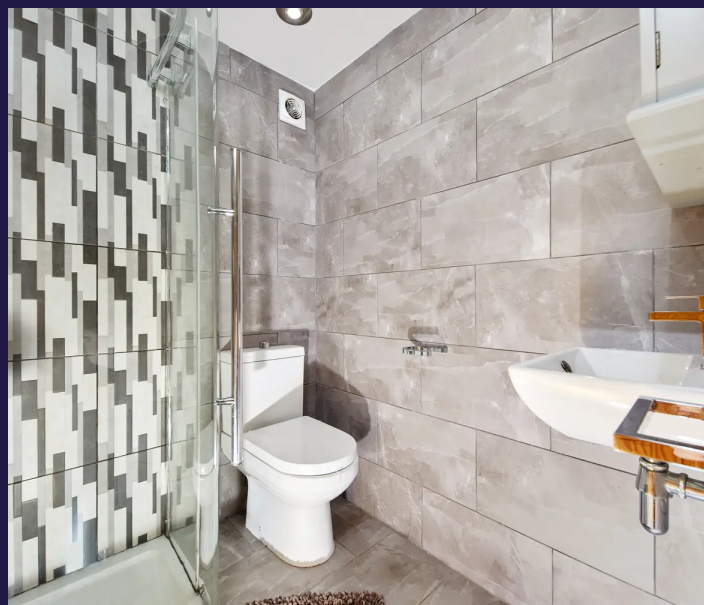
**Eccleston Branch**

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01257 451673

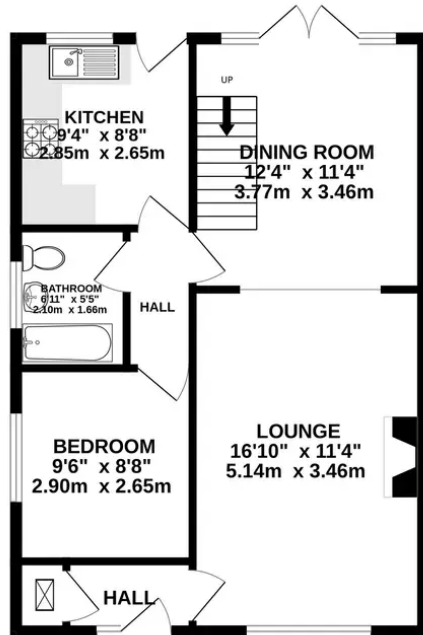
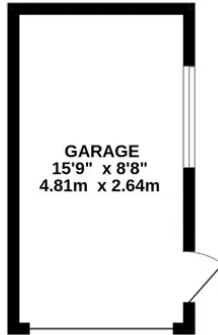
**Coppull Branch**

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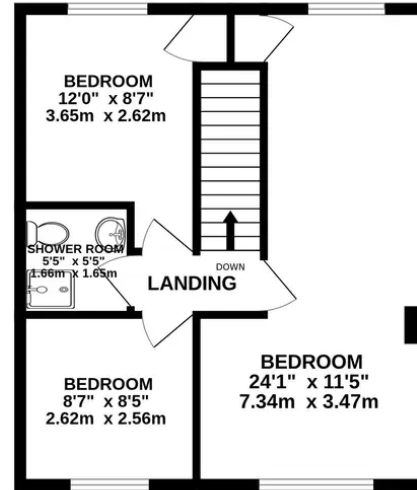
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GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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