



HOME TRUTHS
SALES AND LETTING AGENT

Neargates, Charnock Richard

PR7 5EY

In Excess of £265,000





Spacious four bedroom extended semi detached property on a quiet cul de sac location with ample parking and detached garage, close to town centre amenities, primary transport routes, excellent schools and walks in the countryside. Available with no upward chain. To the front the Indian stone driveway leads to the garage and the garden is laid to gold coast gravel bordered by mature planting with a pathway to the main entrance. Step into the living room with gas fire and reception three leading off. To the rear the kitchen comprises porcelain tiled flooring, a range of wall and base units, new gas hob electric oven and dishwasher, and space, power and plumbing for appliances. Reception two leads off with French windows opening to the rear garden. Externally the garden is south east facing with Indian stone terrace and detached garage with up and over door. Back inside carpeted stairs lead to the first floor landing with three double bedrooms, one of which has en suite comprising massage shower in cubicle, wc and wash hand basin. Completing the first floor is bedroom four and the family bathroom comprising bath with screen and mixer shower over, bidet, wc and wash hand basin. With over 1400 square feet of versatile accommodation in a sought after residential area this property is ready to move into.



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Council Tax band: C

Tenure: Leasehold

- Spacious semi detached property
- Four bedrooms
- Three reception rooms
- Cul de sac location
- Plenty of parking
- No upward chain



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Floor plan not to scale and is for illustrative purposes only. Plan drawn with RoomSketch.