

Lichen Close, Charnock Richard

PR7 5RY



£250,000



Beautifully presented and extended three bedroom semi detached property on a quiet cul de sac, close to excellent schools, primary transport routes and within easy reach of town centre amenities and walks in the delightful Yarrow Valley. To the front the Indian stone driveway accommodates two vehicles has gated access to additional secure parking and the detached garage, and leads past the lawn and mature magnolia tree to the main entrance. Step into the entrance hallway and from there to the spacious living room with inset remote control gas fire and under stairs storage housing the Baxi combi boiler. An archway opens to the breakfast kitchen comprising a range of wall and base units with breakfast bar and integrated appliances including microwave, electric oven and grill, gas hob, wine cooler, dishwasher, refrigerator and freezer. To the rear the utility area has space, power and plumbing for additional appliances and space for dining if required. Externally the garden is lovely and private with Indian stone terrace composite decking and both the garage and car port having power and light and the former also benefiting from remotely operated door. Back inside, stairs with runway lighting head to the first floor landing with ladder access to the part boarded loft. Bedroom one is to the front with built in storage with bedroom two a second double to the rear. Bedroom three is a comfortable single/small double. Completing the first floor the elegant bathroom comprises tiled flooring and elevations, shower in cubicle, bath with shower attachment, wc and ladder heated towel rail. In a great location and ready to move in to this is a lovely family home.

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Council Tax band: C

Tenure: Freehold

- Extended semi detached property
- Beautifully presented
- Three bedrooms
- Plenty of parking
- Low maintenance garden
- Cul de sac location



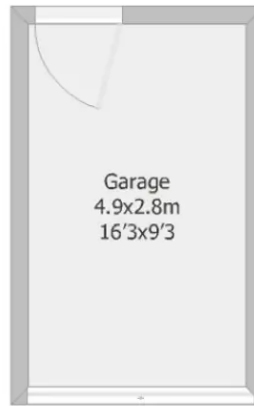
Ecclestone Branch
265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

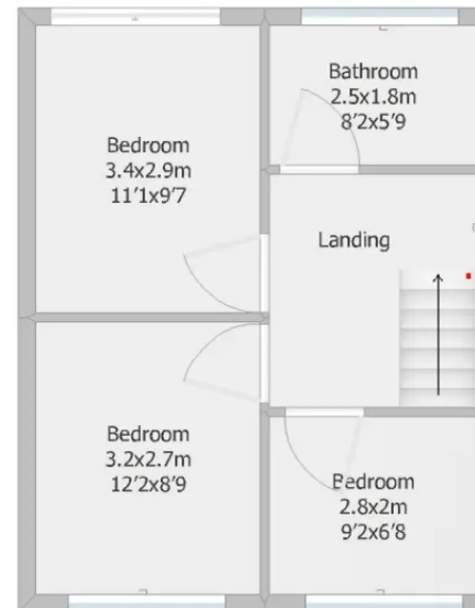
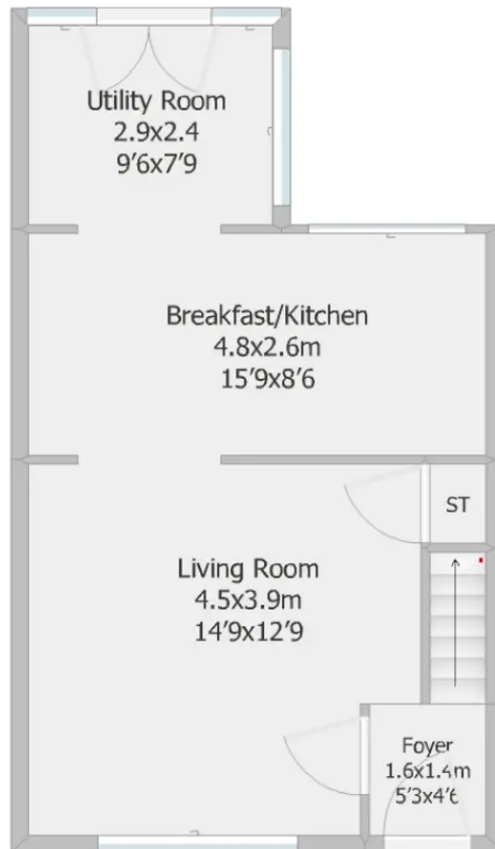
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Ground Floor
47.3 sq m (approx)
509.1 sq ft (approx)



First Floor
30.5 sq m (approx)
328.3 sq f (approx)



Plan is not to scale and is for illustrative purposes only. Drawn by RoomSketch.