



Church Lane, Charnock Richard

PR7 3RB



£285,000



## Church Lane

Charnock Richard, Chorley

Three bed semi detached property offering circa 1,200sq ft of versatile accommodation in a popular and sought after residential area with access to town centre amenities, primary transport routes, excellent schools and having views over the golf course to the rear. Available with no upward chain.

To the front, the block paved driveway can accommodate a number of vehicles and leads to the main entrance. Step into the entrance hallway with cloakroom comprising wc and wash hand basin.

To the rear the living room has gas fire in hearth and opens to the dining room with patio doors overlooking the garden. Adjacent is the kitchen comprising a range of wall and base units and integrated appliances including gas hob, electric oven and grill, refrigerator, freezer, washing machine and tumble drier. Completing the ground floor is bedroom three, a good size double to the front.

Externally the garden has terrace and spacious storage which would make an excellent garden room or workshop with power and light.

Back inside to the first floor bedroom one is to the rear and benefits from lovely views out, with bedroom two being a second double to the front. The bathroom comprises corner bath with electric shower over, wash hand basin, wc and ladder heated towel rail and the separate shower room comprises wash hand basin and electric shower in cubicle.



Council Tax band: C

Tenure: Freehold

- Extended semi detached property
- Three bedrooms
- Versatile accommodation
- Views over the golf course to the rear
- No upward chain
- circa 1,200 square feet of accommodation



Eccleston Branch

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Coppull Branch

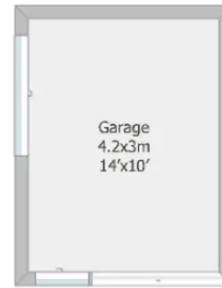
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Church Lane

First Floor  
80.9 sq m (approx)  
870.8 sq ft (approx)



Ground Floor  
29.6 sq m (approx)  
318.6 sq ft (approx)



Drawing is for illustrative purposes only and is not to scale. No responsibility is taken for any errors.  
Drawn using RoomSketch