

HOME  TRUTHS



Yewlands Avenue, Charnock Richard

PR7 5LN

£295,000





Beautifully presented three bedroom semi detached property enjoying an elevated position with views over open countryside. Close to primary transport routes, countryside walks, village amenities and excellent schools this is a lovely family home with almost 1300 square feet of accommodation. To the front, the garden is landscaped with planting, cobble beds and views over to Harrock Hill. The driveway has a turning point, can accommodate several vehicles and leads to the garage and main entrance. Step into the welcoming hallway and from there to the living room with additional space from the bay window and views out. The kitchen comprises a range of wall and base units with integrated appliances including electric oven and grill, refrigerator, freezer, dishwasher and induction hob, and a separate laundry room has space, power and plumbing for additional appliances. Completing the ground floor is the shower room with rainfall mixer shower in walk in cubicle, wc and floating wash hand basin. Step outside into the rear garden with a series of terraces enjoying views over open countryside, making this the ideal place in which to relax and entertain. The garage has courtesy door and benefits from power and light. Back inside, stairs lead to the first floor landing with the spacious first bedroom having built in storage. Bedroom two is to the rear with those lovely views and bedroom three is a comfortable single. The bathroom comprises bath with screen and mixer shower over, wc and wash hand basin on vanity, fully tiled elevations and flooring and benefits from underfloor heating.



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Council Tax band: C

Tenure: Freehold

- Beautifully presented property
- Three bedrooms
- Two bathrooms
- Open views to the front and rear
- Ample parking and garage
- Private garden



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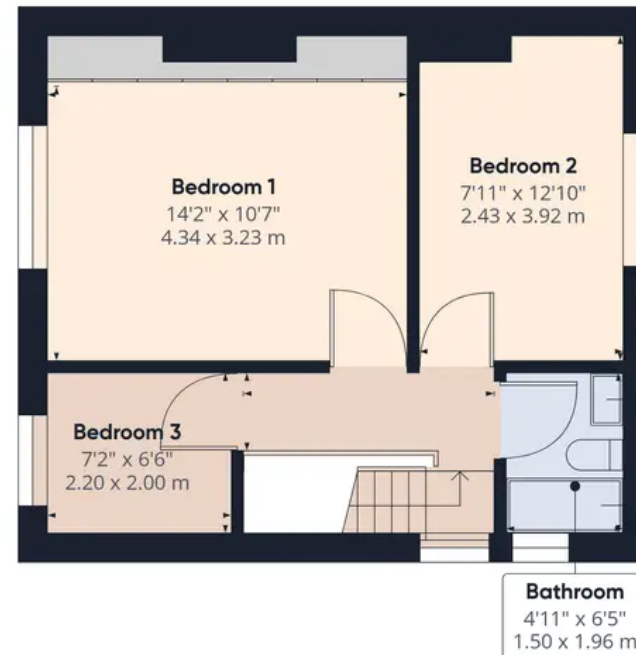
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Floor 1



Floor 2

Approximate total area⁽¹⁾
1281.28 ft²
119.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.