

HOME  TRUTHS

22 Neargates, Charnock Richard

PR7 5EY

  
£1,200 PCM





Spacious four bedroom extended semi detached property on a quiet cul de sac location with ample parking, close to town centre amenities, primary transport routes, excellent schools and walks in the countryside.

To the front the Indian stone driveway leads to the garden which 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, gas hob, electric oven, 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. 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, 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. Do give us a call to arrange a viewing and make it yours. The property requires a deposit of £1384 including holding deposit of £276. The Zero Deposit Scheme is also available.

Council Tax band: C

EPC Energy Efficiency Rating: D

- Spacious semi detached property
- Four bedrooms
- Three reception rooms
- Cul de sac location
- Plenty of parking
- Zero Deposit Scheme Available



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Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

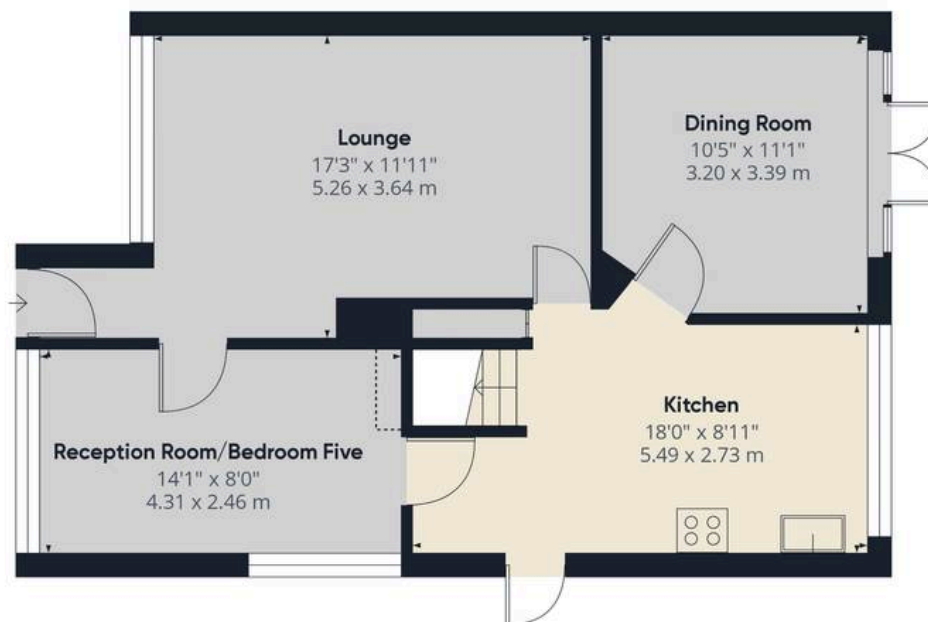
Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
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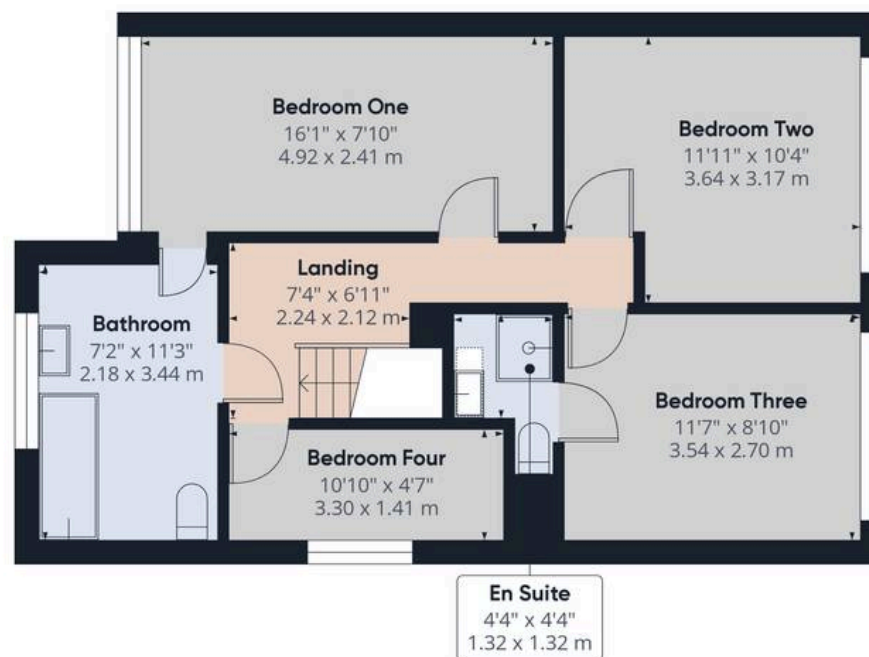
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1178.33 ft<sup>2</sup>

109.47 m<sup>2</sup>

**Reduced headroom**

2.89 ft<sup>2</sup>

0.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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