



95 Chorley Lane

Charnock Richard, Chorley

This detached bungalow boasts modern comfort with classic design, 2 bedrooms, contemporary bathroom, and inviting reception room. Bright living spaces with large windows, walk-in shower, and spacious kitchen. Outside features private patio, established garden, garage, and driveway. Ideal move-in ready home with spacious living areas and outdoor retreats.

Council Tax band: D

Tenure: Freehold

- Detached bungalow
- Garage and driveway parking
- Multiple bay windows with ample natural light
- Private paved patio and low-maintenance garden
- Built-in wardrobes and ample storage
- Contemporary bathroom with walk-in shower
- Neutral decor throughout



Hall

Fitted carpet, radiator, smoke alarm and loft access point.

Lounge

13' 0" x 12' 6" (3.97m x 3.80m)

uPVC double glazed bay window, TV point, gas fire, uPVC double glazed windows to the side aspect, ceiling coving and ceiling light point.

Kitchen

13' 0" x 11' 11" (3.97m x 3.64m)

Ceiling coving, spotlights to the ceiling, a mix of wall and base units, uPVC double glazed stable style door, two uPVC double glazed windows, washing machine point, fridge point, freezer point, integrated oven and grill, partially tiled walls, radiator, space for table and chairs, gas hob with overhead extraction point.

Bedroom 1

12' 11" x 12' 6" (3.93m x 3.80m)

Fitted carpet, uPVC double glazed window, ceiling light point, radiator and fitted storage (wardrobe and shelving)

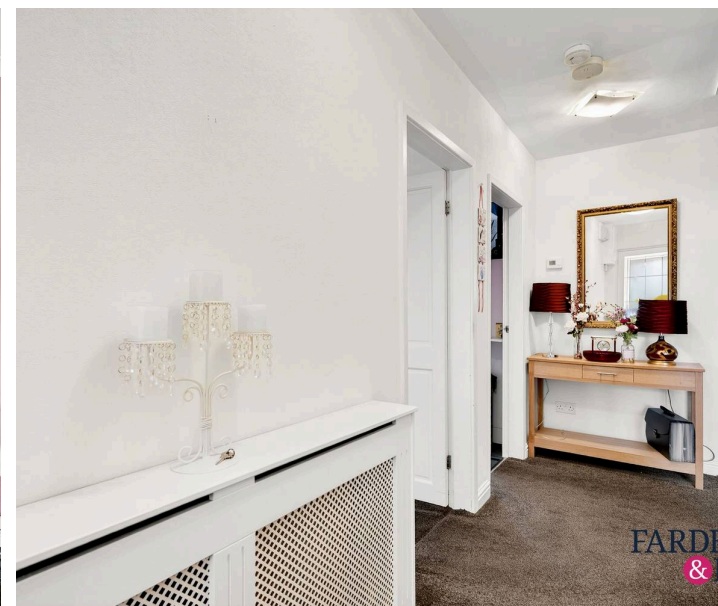
Shower room

fully tiled walls, frosted uPVC double glazed window, push button WC, sink with chrome mixer tap, towel rail, shower enclosure with mains fed shower and spotlights to the ceiling.

Bedroom 2

9' 10" x 12' 0" (3.00m x 3.67m)

Fitted carpet, radiator, uPVC double glazed window, ceiling light point and fitted wardrobe.



Ground Floor



Total area: approx. 90.7 sq. metres (976.7 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced using PlanUp.

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REAR GARDEN

Accessed either via the driveway or via the stable door in the kitchen this rear garden has - Paved area with mature bushes and shrubs, fenced boundaries, cold water tap, raised flower beds, large shed / outhouse for additional storage and access to the rear of the garage.

FRONT GARDEN

Two block paved driveways, stone chipped bed and access to the garage.

GARAGE

DRIVEWAY

2 Parking Spaces





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