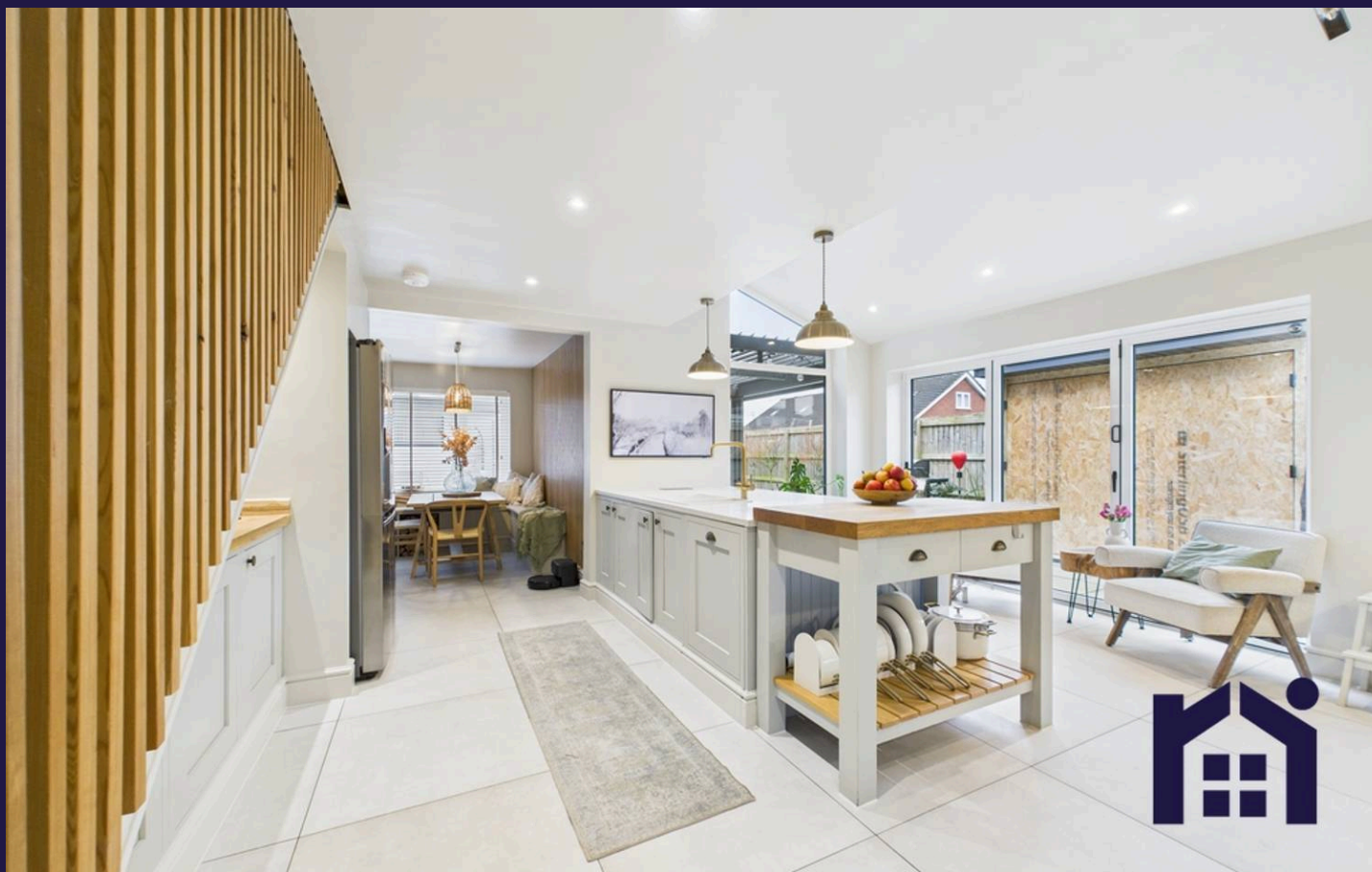


HOME  TRUTHS

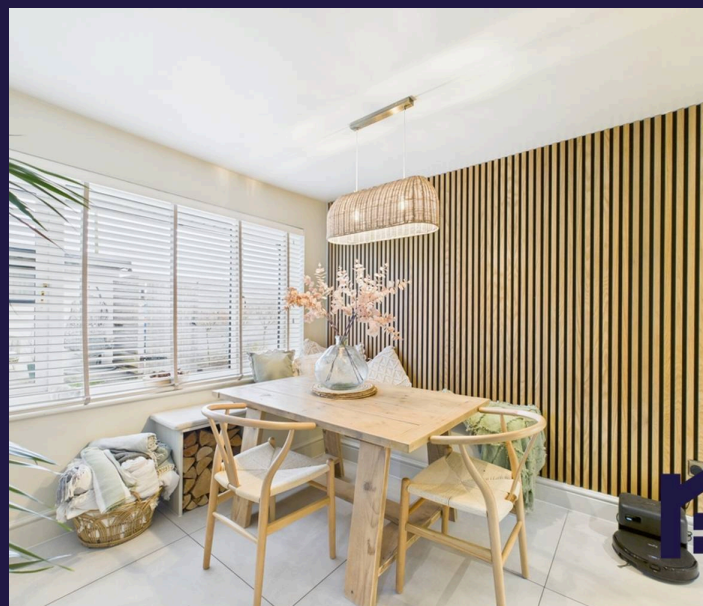
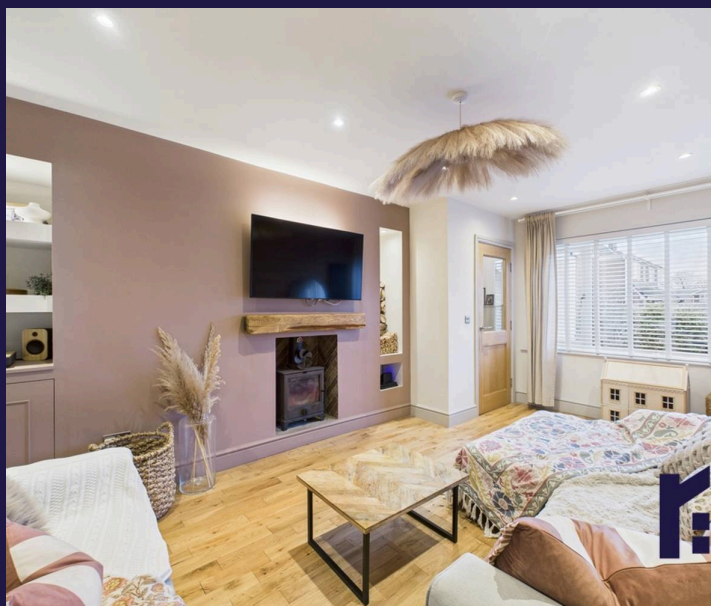
Chorley Lane, Charnock Richard

PR7 5EZ





Set on a generous corner plot in a popular village location, this fabulous remodelled semi-detached property offers three double bedrooms and a superb garden studio, providing almost 1,400 square feet of highly specified accommodation. A true first class family home. Stroll along the path through the front garden, with lawn bordered by mature planting, to the main entrance. Step into the welcoming hallway with vaulted ceiling and cloakroom comprising wc and wash hand basin. To the left, the living room is beautifully cosy, featuring panelled walls, wooden flooring and a wood burning stove. To the right, the heart of the home offers generous space for dining and entertaining, with bi-fold doors opening onto the garden and a stylish kitchen comprising a range of wall and base units with central island topped with Corian work surfaces, boiler tap, dishwasher, range cooker, and space, power and plumbing for additional appliances. Completing the ground floor is the study, currently enjoying life as a games/playroom, with sliding patio doors overlooking the garden. Step outside into the private, south-east facing rear garden, featuring a loggia, Indian stone terrace and lawn, making this an ideal space in which to relax and entertain. The garden studio offers fantastic flexibility and could be used as a home office, salon or gym, while the driveway is located to the front. Back inside, stairs rise to the first-floor landing, which leads to three double bedrooms and the elegant family bathroom, comprising a bath, rainfall mixer shower in walk-in cubicle, wc and wash hand basin on vanity. A beautifully upgraded and thoughtfully designed home in a sought-after village setting.



Set on a generous corner plot in a popular village location, this fabulous remodelled semi-detached property offers three double bedrooms, a superb garden studio and c 1400 square feet of accommodation

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stunning semi detached property
- Corner plot
- Three double bedrooms
- Garden studio
- c 1400 square feet
- Virtual tour



HOME  TRUTHS

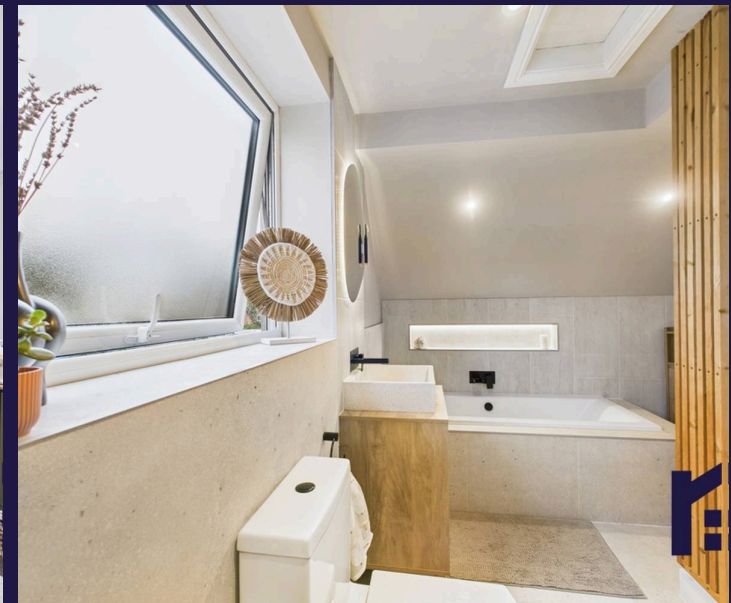
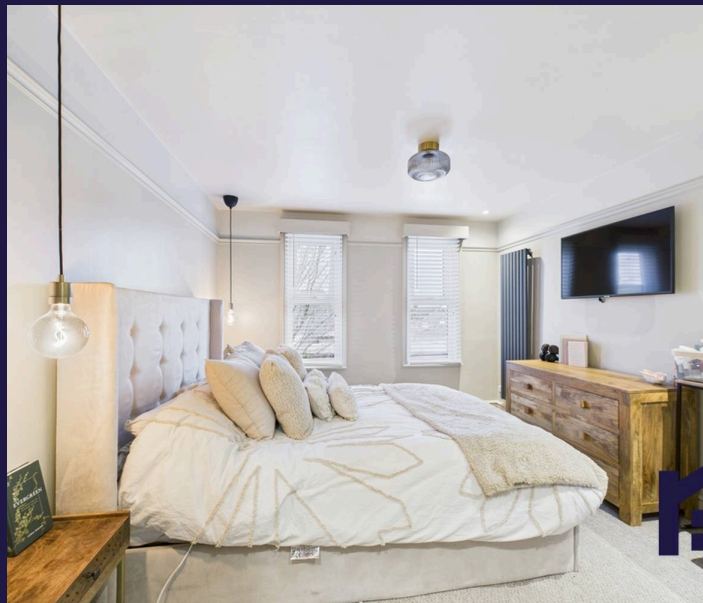
Eccleston Branch

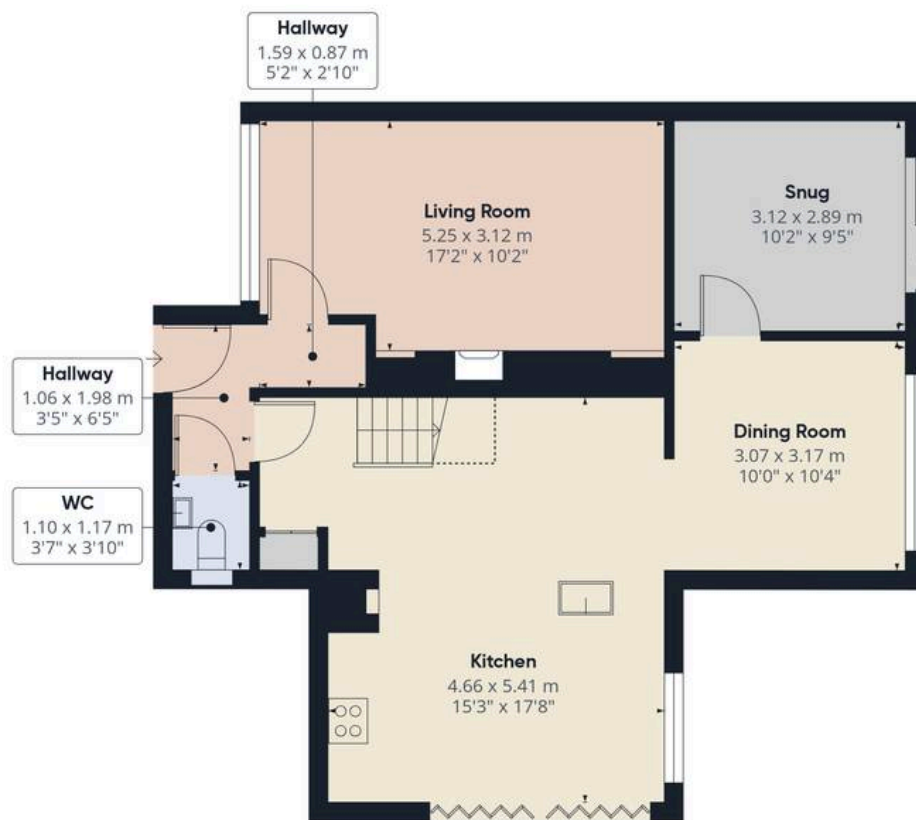
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

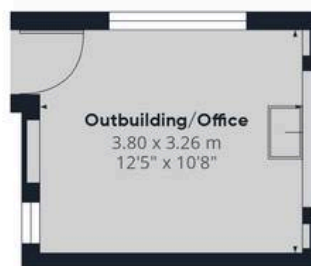
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Floor 1 Building 1



Floor 1 Building 2



Floor 2 Building 1

Approximate total area⁽¹⁾

127.2 m²

1368 ft²

Reduced headroom

2 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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