



79 Church Lane

Charnock Richard, Chorley, PR7 5NA

Offers In The Region Of £260,000



Sapphire Homes are delighted to offer For Sale this charming three-bedroom, semi-detached family home located in the sought-after village of Charnock Richard which offers well appointed living and blends traditional and modern features throughout. The property is conveniently located for local amenities but is within close proximity to Chorley town centre as well as excellent commuter links via local bus routes and motorways. In brief the accommodation comprises of porch which leads to the entrance / hall, generous living area with integrated cabinets and a stunning fireplace featuring a log burner and to the rear elevation there is a orangery which enjoys natural light from its ceiling lantern with patio doors opening to the garden. The kitchen access from the lounge is equipped with an integrated dishwasher and ample space for freestanding appliances and also offers access to a utility room and pantry. A family bathroom completes the ground floor accommodation with a three piece suite in white. To the first floor the landing provides access to three well appointed bedrooms and there is a modern three-piece shower suite in white. Externally, the property boasts a gated access leading to a lawned front garden with well stocked borders and perimeter fencing. To the rear the garden enjoys a sunny aspect and is primarily flagged for easy maintenance and also boasts a decked patio area and perimeter fencing with rear access to the double driveway and detached double garage which has a partial conversion with a room utilised as a home business space. The property is perfect for a couple or family and early internal viewing is a must to appreciate in full.



GROUND FLOOR

- Entrance / Hallway
- Lounge
- Kitchen
- Utility Room
- Orangery / Reception 2
- Bathroom

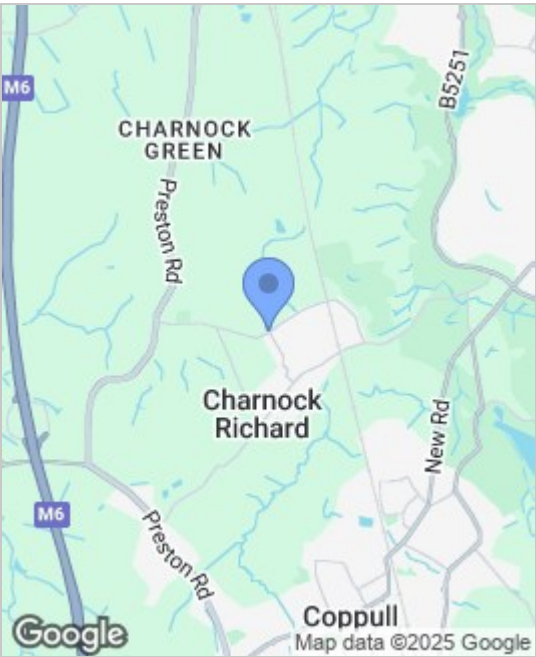
FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom / Shower Room

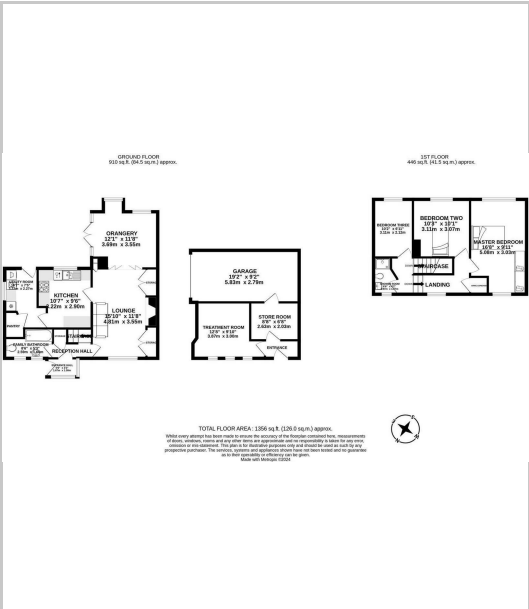
EXTERNAL

- Rear Garden
- Detached Double Garage
- Garage Room

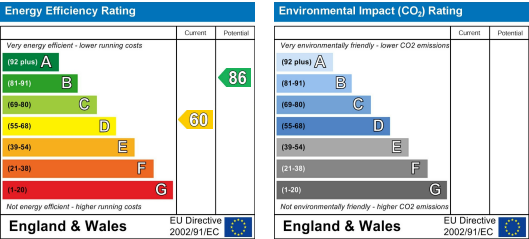
Area Map



Floor Plans



Energy Efficiency Graph



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