

FOR SALE

1, Freemans Lane, Charnock Richard , PR7 5ER

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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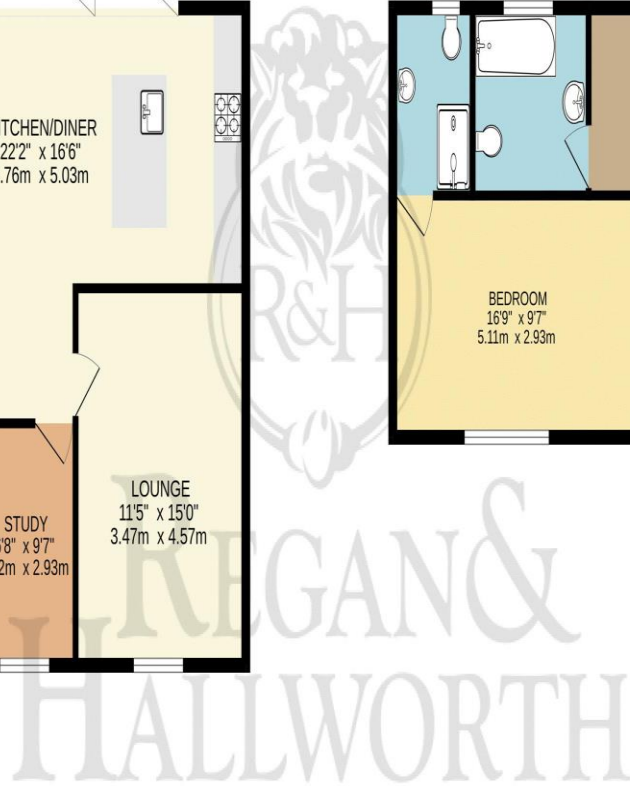
Exceptional detached family home located in Charnock Richard with stunning gardens.



- Exceptional family home
- Open plan kitchen / dining / family room
- Family bathroom and en-suite
- Close to amenities and transport links
- Superb sized reception rooms
- Four good sized bedrooms
- Large gardens / double garage / large driveway
- 1815 SQ. FT.

Located in the ever-popular village of Charnock Richard is this immaculately presented, four bed family home which is set on a large corner plot. Freemans Lane boasts just over 1800 square feet of contemporary and versatile accommodation which is set over two floors. The property is situated in the heart of the village offering easy access to a range of local amenities, Chorley and Standish, some outstanding schools for all ages, superb country walks from the doorstep, public transport links and is just a short drive to several major motorway networks. In brief the accommodation comprises of spacious entrance hallway, formal lounge / sitting room located to the front with feature log burning stove, home office / study and then a stunning open planned kitchen / dining / family room with bi-folding doors leading out onto the gardens. The kitchen offers an excellent range of wall, base and drawer units along with appliances, central island / breakfast bar and then a large area for a dining table. Off this area is the utility room, cloak room wc, another office / workshop and then access into the integral double garage. The first floor boasts four good sized bedrooms with the master benefitting from a modern en-suite and then a family bathroom comprising of wc, sink unit and bath with shower over. Externally the property has a large block paved double driveway leading to the integral garage along with well maintained and landscaped gardens. To the rear there is a large, private and enclosed garden with lawn, patio area large open pergola / summer house and a range of well stocked borders all surrounded by mature trees. Internal inspection is highly recommended to truly appreciate the deceptive size, versatile accommodation and breathtaking gardens.





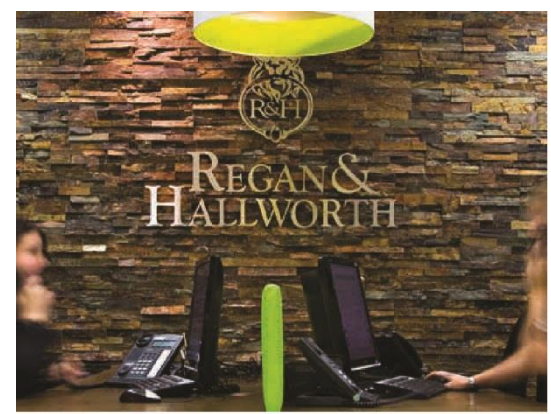
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TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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