

TO LET

27, Neargates, Charnock Richard , PR7 5EY



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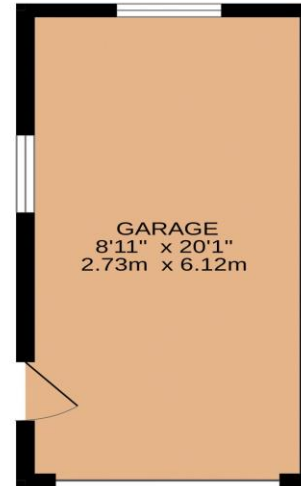
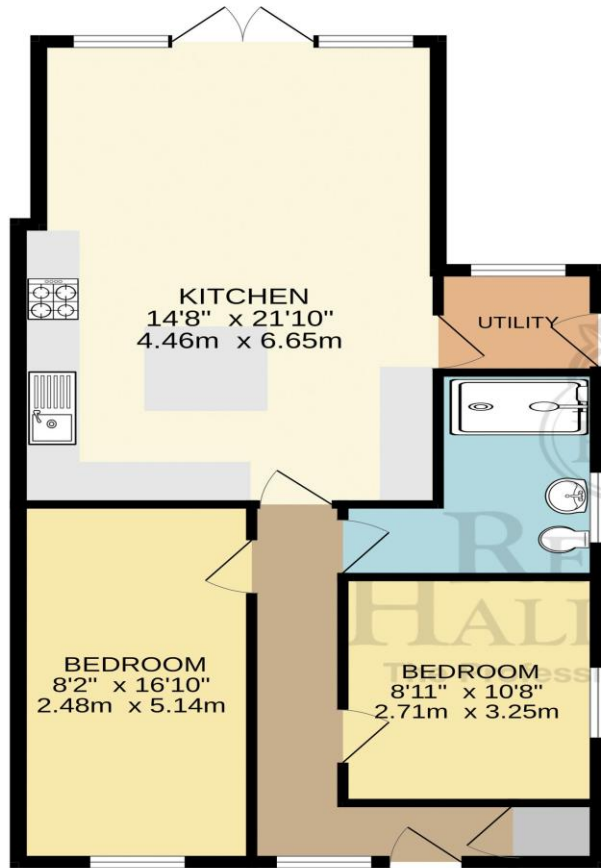
Exceptional two bed semi-detached true bungalow which has been fully renovated and extended.



- Fully renovated semi-detached bungalow
- Large modern open plan reception room
- Modern bathroom with large walk in shower
- Gardens / driveway / garage
- Exceptional fixtures and fittings
- Two good sized double bedrooms
- Stunning fitted kitchen with appliances
- 895 SQ. FT.

This is a superb opportunity to rent a recently renovated, semi-detached true bungalow. This immaculate two bed bungalow is situated along a quiet and popular street in Charnock Richard and offers exceptional, spacious accommodation finished to the highest of standards. Neargates boasts great access to a range of local amenities, Chorley, Standish, surrounded by beautiful countryside, good access to public transport links and is just a short drive to several major motorway networks. Not only has the property been fully renovated but it has been extended to the rear creating a stunning, open plan area with doors leading out onto private gardens. In brief the accommodation comprises of entrance hallway with store cupboard, two large double bedrooms located to the front of the property with neutral décor and modern wall radiators and then a stunning family bathroom comprising a large walk-in shower, sink unit and wc. To the rear of the property sits the impressive open plan area which houses a truly stunning, modern fitted kitchen boasting a range of wall, base and drawer units along with integral appliances and a feature island / breakfast bar. The large open planned area then houses the lounge / dining area with feature vaulted and glazed roof with patio doors leading out onto the gardens, there is also the bonus of a good sized and well-equipped separate utility room with door leading out on the side driveway. Externally Neargates has a well maintained and landscaped front garden with large driveway to the side leading to a single garage with up and over door. To the rear there is a private and secure garden which has been landscaped to create a low maintenance area with shed to the rear of the garage. Internal inspection is highly recommended to truly appreciate the properties deceptive size, its immaculate condition and outstanding location.





TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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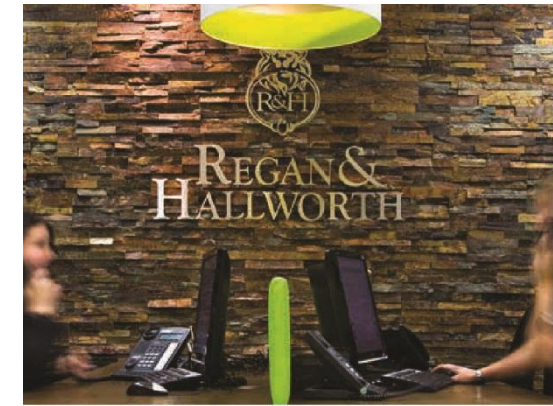
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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