

TO LET

17, Church Lane, Charnock Richard, PR7 3RB

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Traditional three bed end terrace home located in Charnock Richard.



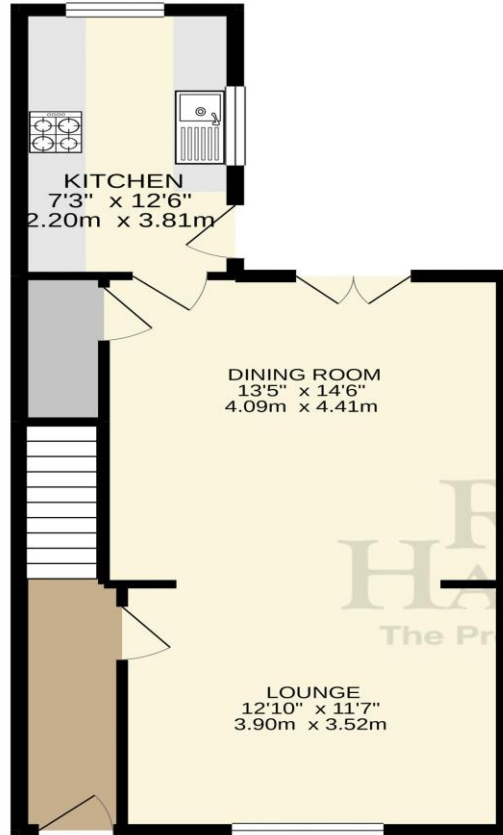
- Three bed traditional end-terrace home
- Modern fitted kitchen with cooker
- Family bathroom, shower over bath
- Close to amenities / motorway links
- Superb sized reception rooms
- Three good sized bedrooms
- Driveway and well kept gardens
- 996 SQ. FT.

Now available to let is this three bed traditional end-terrace home located in the semi-rural village of Charnock Richard. Internally the property has been exceptionally finished throughout and boasts spacious accommodation set over two floors. Church Lane gives easy access to a range of amenities, country walks, schools for all ages, public transport links and is just a short drive to a number of major motorway networks. This exceptional property is ready to move into and a true must view as they don't become available for let very often. The accommodation briefly comprises of entrance hallway, great sized lounge located to the front, open plan dining room to the rear with feature log burning stove and double doors leading out to the rear gardens and then a modern fitted kitchen offering a range a wall, base and drawer units along with some integral appliances. Up on the first floor the centrally located landing area gives access to two good sized bedrooms located to the front of the property, third double bedroom located to the rear and then a modern fitted family bathroom comprising of wc, sink and bath with shower over. Externally Church Lane has a driveway to the front and then a great sized, private, and enclosed rear yard. The property also benefits from having an additional garden area across from the back gate, which is private and enclosed with wood store shed, lawned area and a range of fruit trees and bushes. Internal inspection of this outstanding property is recommended to truly appreciate its deceptive size, superb finish and great location.

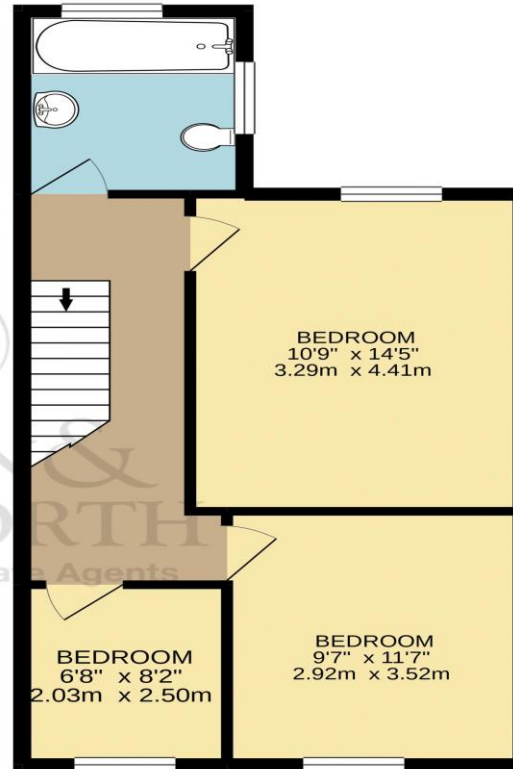




GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

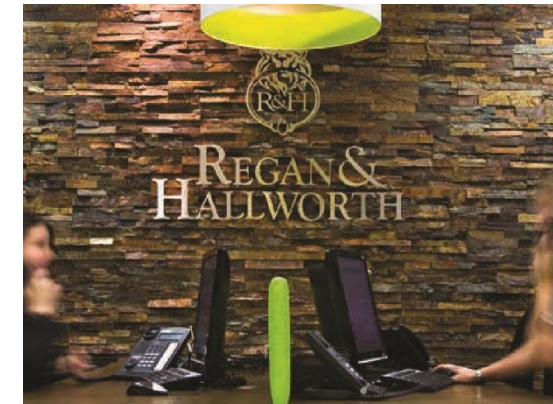


1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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