



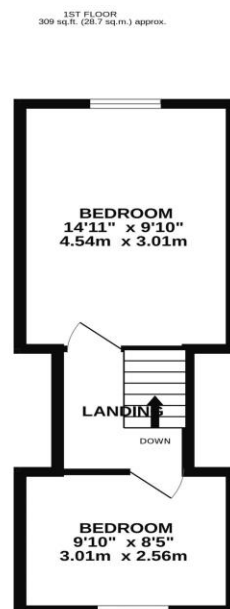
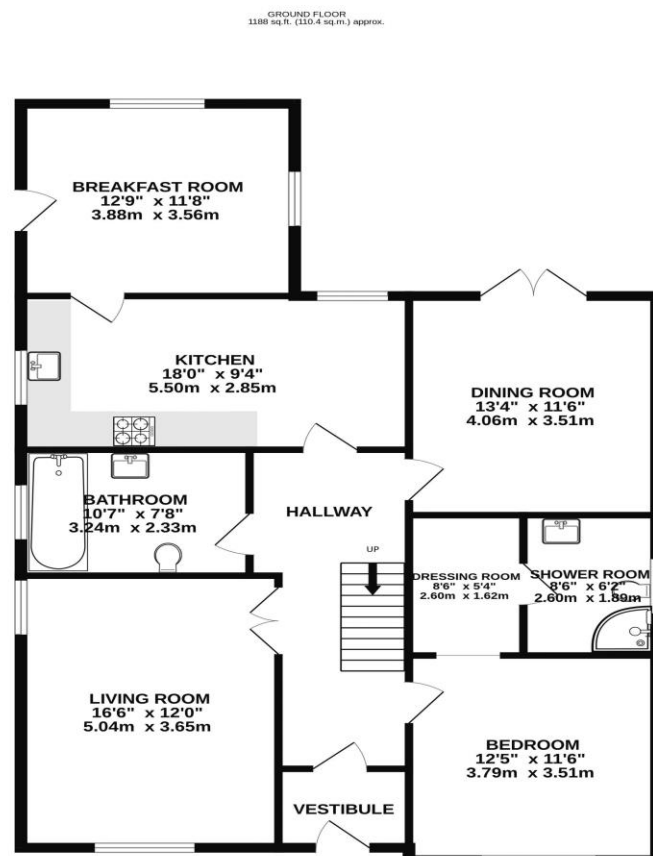
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1497 sq ft. (139.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



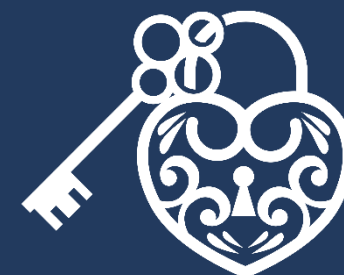
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Asking Price: £450,000

Preston Road, Charnock Richard,
Chorley PR7 5HR



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Situated along the A49, in the heart of Charnock Richard, Whalley's Farm is a quite unique and exceptionally interesting property offering a lovely residential dormer bungalow. The property is approached via a sweeping entrance in to a large plot. The side plot to the property has planning consent in place for a further three bungalows that will complete the development and Whalley Farm will share an impressive sweeping access to the site. (please note this advertisement is for the sale of the farmhouse ONLY).

The property itself is a chalet style bungalow which offers flexible accommodation with two bedrooms located to the first floor. On the ground floor there is the main bedroom and additional ensuite shower room, lounge positioned to the front of the property, separate sitting and dining room (potentially bedroom four if required) and kitchen with built on garden room.

The parking will be allocated to the front of the property, bordered by gardens and mature planting whilst the rear garden is of a really generous size and overlooks open farmland.

Charnock Richard is well located with a short drive to motorway access and the popular market town of Chorley.

Viewings of this property are strictly via our office and the property is available with no onward chain.





