



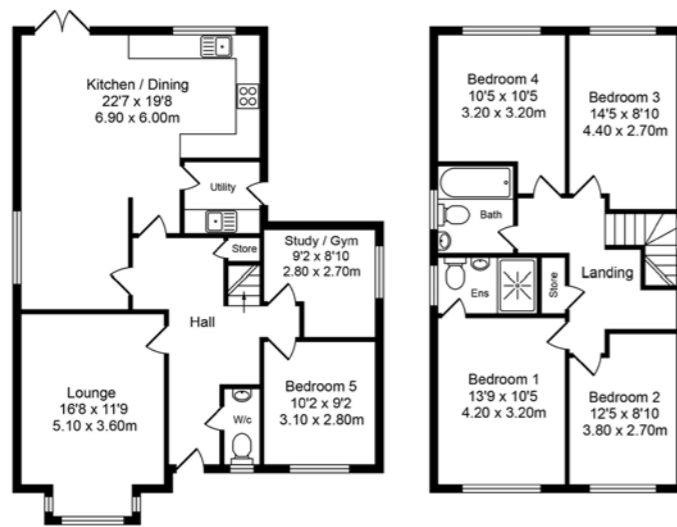
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1648 Sq.ft. (153.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 918 Sq.Ft (85.3 Sq.M.)

First Floor
Approx. Floor Area 730 Sq.Ft (67.8 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: F

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.



THE LUXURY PROPERTY SPECIALISTS

Charter Lane, Charnock Richard



This immaculate modern detached home displays attention to detail, contemporary comforts and modern design elements throughout. With modern tasteful decor, quality fixtures and fittings and a floor plan spanning 1648 square feet of impressive living space this outstanding 4/5-bedroom property simply has to be viewed.

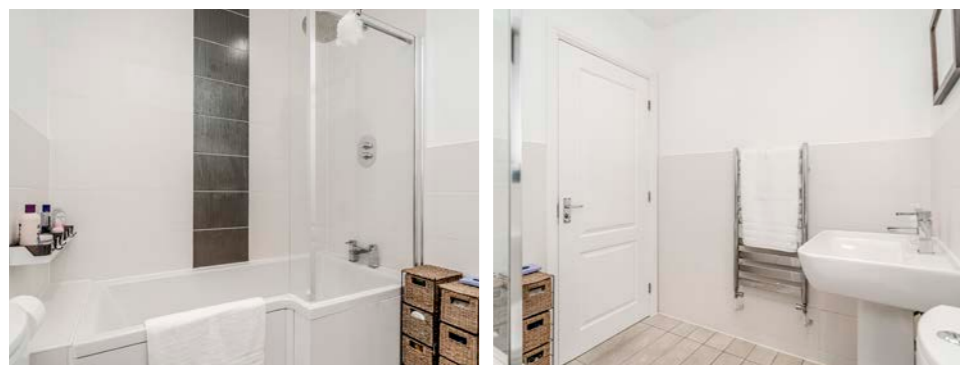
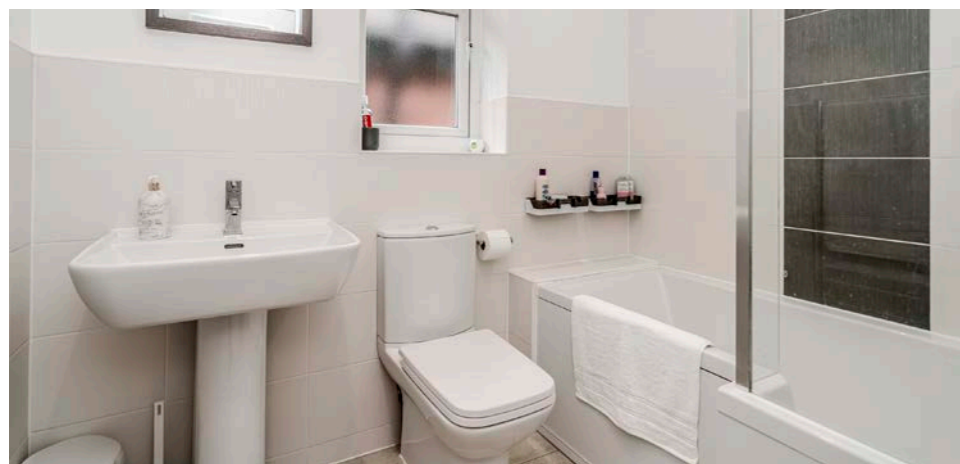
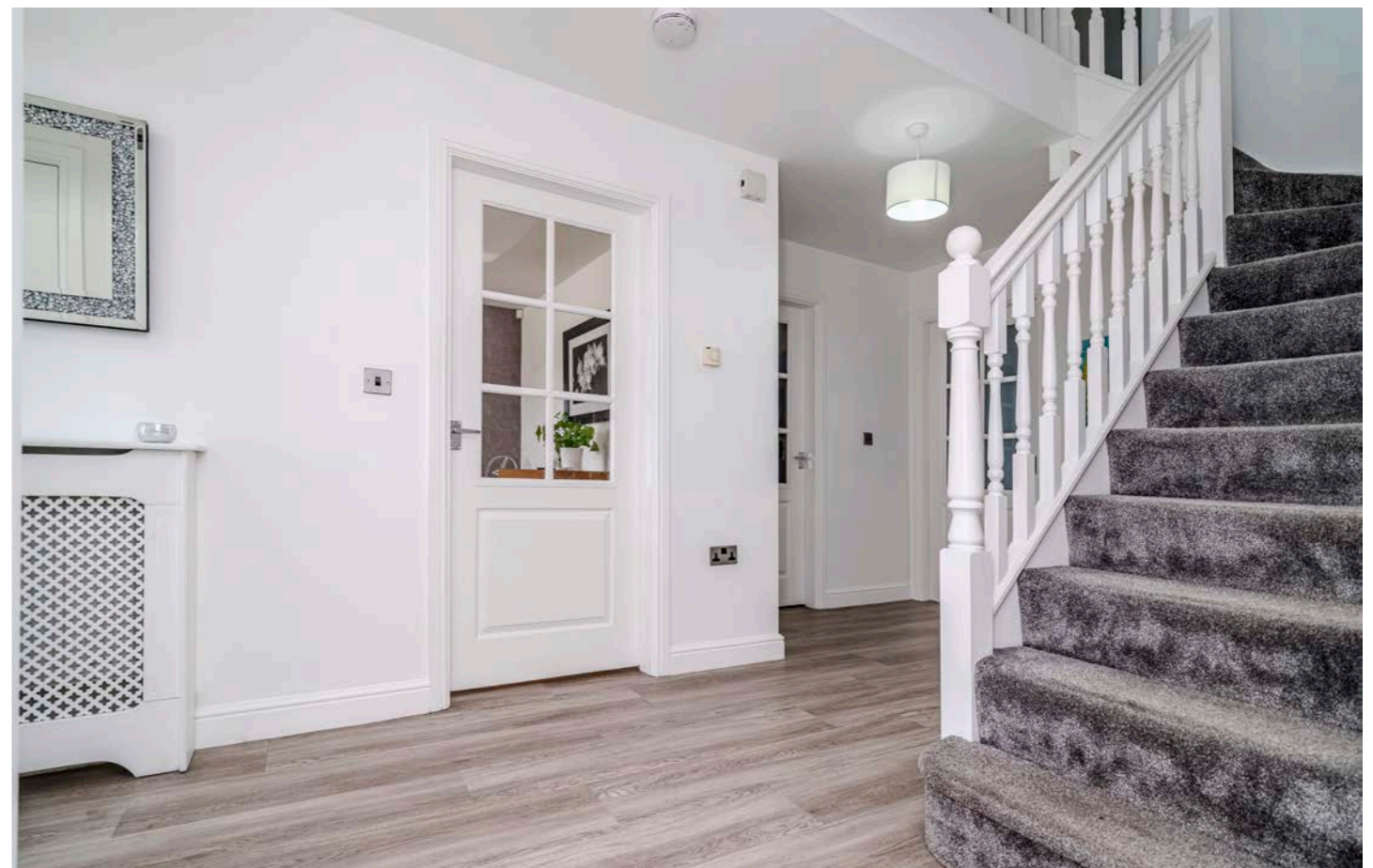
The welcoming entrance hallway greets guest and flows through to the home's main living areas, including the spacious lounge which is set to the front of the property - this delightful room is filled with light and features a box bay window and an attractive modern fire. Just across the hallway is a home office and a separate sitting room which could be utilised as a fifth bedroom if so required. To the rear of the property is a quite stunning open plan family dining kitchen - a wonderful space just perfect for everyday living and a fabulous room for entertaining with French doors that lead out into the rear gardens. The kitchen itself displays a range of high-gloss wall and base units with ample workspace and an integrated oven, hob, extractor, dishwasher and fridge/freezer. The ground floor is rounded off with a handy two-piece cloaks/wc and a practical utility room.

The first floor is just as impressive and features four excellent double bedrooms with the master bedroom having a three-piece en-suite comprising WC, pedestal washbasin and a double walk-in rainfall shower - complementary tiling completes the look. The three further bedrooms are served by a three-piece family bathroom which includes a modern suite in classic white comprising WC, pedestal wash hand basin and a 'P' shaped bath with shower over.

Outside, the front gardens have been landscaped and there is a block paved driveway that provides extensive off-road parking. To the rear the garden is fully enclosed, not directly overlooked and has neat lawned areas and offers mature plants trees and shrubs along with two paved patios for outdoor dining and entertaining. There is also plenty of space to the side elevation for storage.

Charnock Richard is a highly regarded semi-rural village that is well placed for Chorley Town Centre which is approximately 3.8 miles away, the M6 Motorway, good local schools and you even have the benefit of country pub and restaurant "The Dog And Partridge" conveniently located just a short stroll away. The highly regarded Hinds Head restaurant is also on hand as is the newly reopened Laurels restaurant and nine-hole golf course.





KEY FEATURES

- Attractive Modern Detached Home
- Four/Five Bedrooms
- Circa 1648 Square Feet
- Two Reception Rooms
- Open Plan Family Room
- Ample Driveway Parking
- Well Maintained Rear Garden
- Sought After Location



