

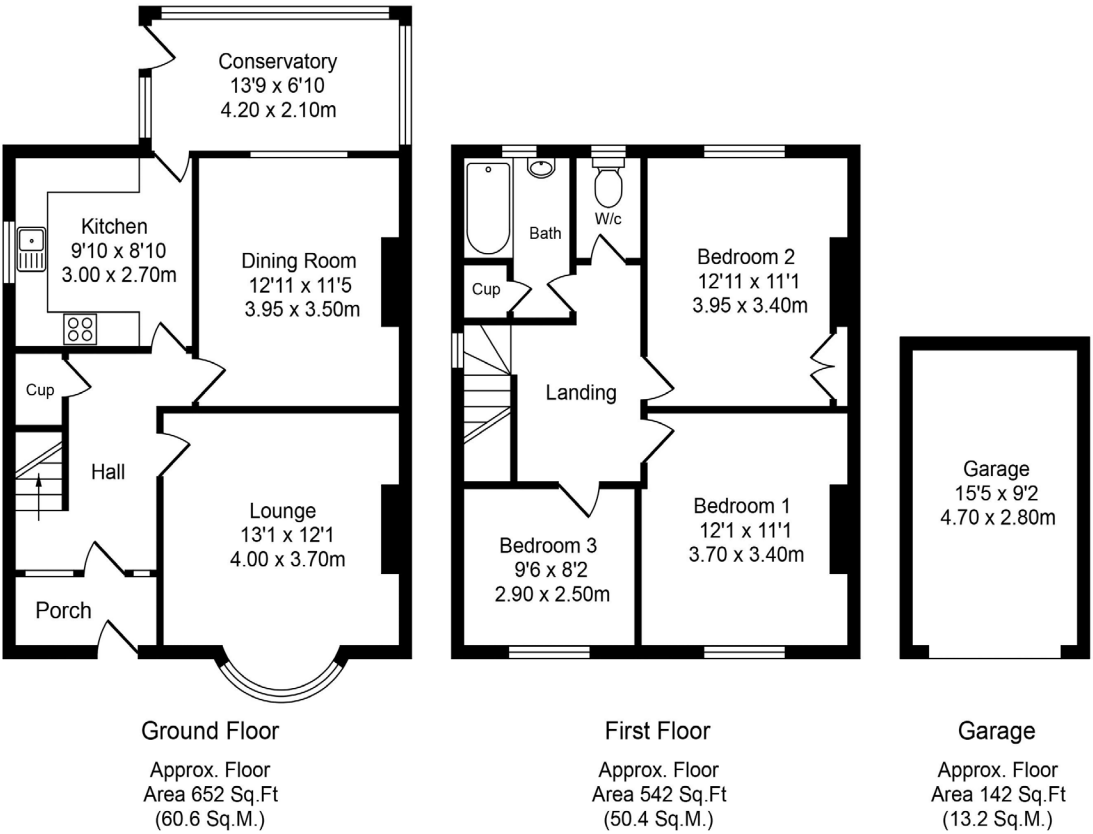


Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

Total Approx. Floor Area 1336 Sq.ft. (124.2 Sq.M.)

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



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

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.



A unique opportunity to purchase a three-bedroom extended semi-detached house, which has come available to market for the first time in over sixty years. Located in the idyllic village of Charnock Richard, the property is sat on a substantial plot, and comes with planning permission for a two-storey extension, offering significant potential for transformation into a spacious family home that balances modern amenities with traditional charm.

Charnock Richard is a village that epitomises the quintessential English countryside lifestyle. Known for its picturesque setting, the village offers a peaceful retreat from the hustle and bustle of urban life. Despite its tranquility, the area is well-connected, with easy access to Chorley town centre, with its range of amenities, including diverse shopping options, dining establishments, and entertainment venues. Moreover, excellent transport links from Chorley ensure convenient travel to major towns and cities, making the property an ideal choice for commuters seeking a serene home environment.

The property itself, while in need of a full renovation, presents a canvas for creativity and personalisation. With its original features intact, the house offers a unique character that can be preserved to maintain its historical essence or can be modernised to suit contemporary tastes. The planning permission for a two-storey extension further enhances this potential, allowing for significant customisation and expansion to meet the evolving needs of a modern family.

Upon entering the property, one is welcomed by an entrance porch that leads into a spacious hallway. This area provides practical storage space and houses the staircase to the first floor, setting the stage for the rest of the home. The ground floor features a generous lounge with a bay window and a feature fireplace, creating a cosy and inviting atmosphere. An additional living room, also with a feature fireplace, adds to the living space, making it ideal for family gatherings or quiet relaxation. The kitchen is notably spacious and opens into a conservatory that overlooks the rear garden. This layout creates a bright and airy space that seamlessly connects indoor and outdoor living areas.

The first floor of the property includes three well-proportioned bedrooms, each offering ample space for family members or guests. These rooms are serviced by a two piece family bathroom, and a separate wc, providing essential functionality and convenience.

Externally, the property offers off-road parking that leads to a single garage, ensuring ample space for vehicles. The highlight of the exterior is the substantial South facing mature rear garden. This outdoor space provides a tranquil setting for recreation and relaxation, with considerable potential for landscaping to enhance its natural beauty.





KEY FEATURES

Semi Detached Property

Three Bedrooms

Circa 1336 Square Feet

Immense Potential

Scope for Further Development with Approved Planning Permission

Substantial Plot

Sought After Village Location

Expansive South Facing Garden

Close to Town Centre





THE LUXURY PROPERTY SPECIALISTS

Dob Brow, Charnock Richard

A&P