



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rawlinson Lane, Heath Charnock, PR7 4DE

Offers Over £500,000

AN EXCELLENT COUNTRYSIDE LOCATION, LARGE BUNGALOW WITH LOFT CONVERSION, CHAIN FREE, SUPERB INVESTMENT OPPORTUNITY

Keenans are delighted to present to the market this spacious three-bedroom detached bungalow located at the heart of the picturesque and sought-after location of Rawlinson Lane in Heath Charnock. The property is situated within a large plot offering extensive front and rear gardens which provide peaceful tranquillity. Conveniently located within easy commuting distance of major North West cities, well regarded local schools and amenities.

Comprising briefly, to the ground floor: entrance via a porch giving access to a room which is currently used for dining and having an alternative entrance via the kitchen to the side of the building. From the dining room, there are doors leading to the kitchen and hallway with double glass doors leading to two spacious reception rooms. Through the hallway to the rear, there are two good-sized double bedrooms, the bathroom, a study and the stairs leading to a third double bedroom within the converted loft space. There is also access to an additional loft space on the upper floor which can be used for storage. The bungalow has plenty of potential for transformation into open-plan living and further extension of the upper floor, subject to planning permissions.

Externally there is a driveway to the front, a carport and large garage providing ample parking. Extensive gardens to the front and rear feature lawns, mature trees, flower beds and shrubs. Beyond the rear garden there is an orchard with mature fruit-bearing trees and several outbuildings including a greenhouse. The large nature of the plot provides a great opportunity to extend, subject to planning permissions. The property benefits from being chain free.

For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience.

Rawlinson Lane, Heath Charnock, PR7 4DE

Offers Over £500,000



- Spacious Detached Bungalow with Loft Conversion
- Excellent Investment and Development Opportunity
- Stunning Gardens to Front and Rear
- EPC Rating E
- Three Bedrooms
- Very Large Plot
- Tenure Freehold
- Bursting with Potential
- Off Road Parking, Carport and Garage
- Council Tax Band E

Entrance Porch

6'3 x 4'7 (1.91m x 1.40m)

UPVC double glazed front door, UPVC double glazed windows, terracotta tiled flooring and door to dining room.

Dining Room

11'10 x 9'10 (3.61m x 3.00m)

Hardwood single glazed window with secondary glazing, central heating radiator, coving to ceiling, doors leading to reception room one, kitchen and inner hall.

Reception Room One

13'10 x 11'11 (4.22m x 3.63m)

Two hardwood single glazed windows with secondary glazing, central heating radiator, coving to ceiling, radiant fire, television point and open to reception room two.

Reception Room Two

14'8 x 11'4 (4.47m x 3.45m)

Two hardwood single glazed windows one with secondary glazing, central heating radiator and hardwood single glazed door to rear.

Kitchen

9'9 x 9'9 (2.97m x 2.97m)

Three hardwood single glazed windows, central heating radiator, mix of wall and base units, stainless steel sink with double drainers and traditional taps, range cooker, freestanding oven with four ring electric hob, tiled splashbacks, plumbing for washing machine, space for dishwasher, floor mounted boiler, terracotta tiled flooring and door to side elevation.

Inner Hall

8'10 x 7'1 (2.69m x 2.16m)

Electric heater, doors leading to understairs storage, bathroom, two bedrooms, study and stairs to first floor.

Study

8'11 x 8'4 (2.72m x 2.54m)

Central heating radiator and double doors to reception room two.

Bedroom One

9'11 x 9'10 (3.02m x 3.00m)

Hardwood double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9'11 x 9'10 (3.02m x 3.00m)

Hardwood double glazed window and central heating radiator.

Bathroom

6'10 x 5'10 (2.08m x 1.78m)

Hardwood double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower and fully tiled elevations.

First Floor

Bedroom Three

13 x 10'6 (3.96m x 3.20m)

Hardwood single glazed dormer window and access to under eaves storage.

Exterior

Rear

Enclosed garden with laid to lawn, bedding areas, paved paths, mature trees and bushes, green house and several outbuildings.

Front

Laid to lawn garden, mature trees and bushes, driveway leading to carport and access to garage.

