

HOME  TRUTHS

Lichen Close, Charnock Richard

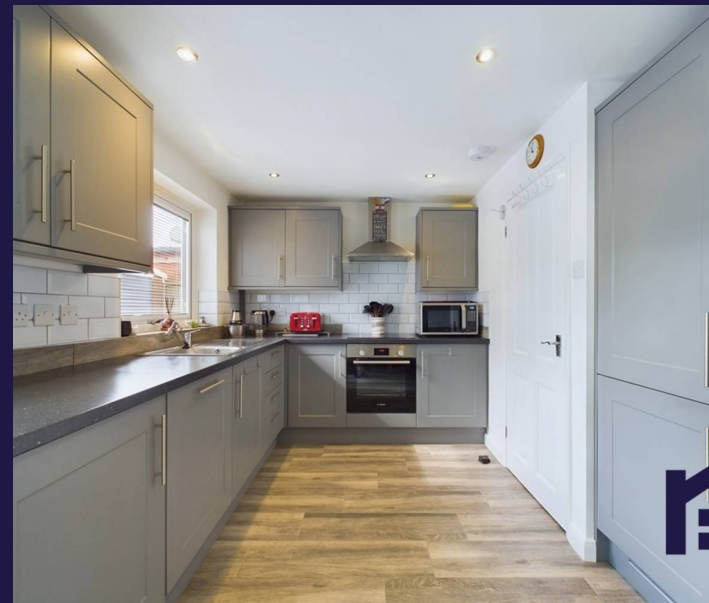
Chorley

  
£285,000





Beautifully presented, stylish three bedroom detached property in a sought after location within easy reach of village and town centre amenities and the wonderful Yarrow Valley. To the front, the block paved driveway can accommodate several vehicles and leads to the detached garage with power and light, and the main entrance with storm canopy. Step into the hallway with storage housing the Baxi combi boiler, and tiled flooring which flows through much of the ground floor. The cloakroom comprises fully tiled elevations, ladder heated towel rail, wc and wash hand basin on vanity. The living room is both bright and private and benefits from remote controlled wall mounted inset electric fire. To the rear the spacious dining kitchen comprises a range of wall and base units, including larder cupboard, with induction hob, electric oven and grill, refrigerator and freezer, dishwasher and washing machine. Leading off is the delightful sun room with tiled flooring and patio doors opening to the south facing, private garden with block paving and Indian stone terrace so you can relax and entertain at your leisure. Back inside, stairs lead to the first floor landing with airing cupboard. Bedroom one is to the rear overlooking the garden, with bedroom two a second double to the front adjacent to bedroom three which is a comfortable single. The elegant bathroom comprises fully tiled elevations and flooring, bath with screen and mixer shower over, wash hand basin on vanity, wc and ladder heated towel rail. With over 1100 square feet of accommodation this is a lovely family home.



Beautifully presented, stylish three bedroom detached property in a sought after location within easy reach of village and town centre amenities and the wonderful Yarrow Valley.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Delightful detached property
- Garage and ample parking
- Three bedrooms
- Sun room
- South facing garden
- Virtual tour



HOME  TRUTHS

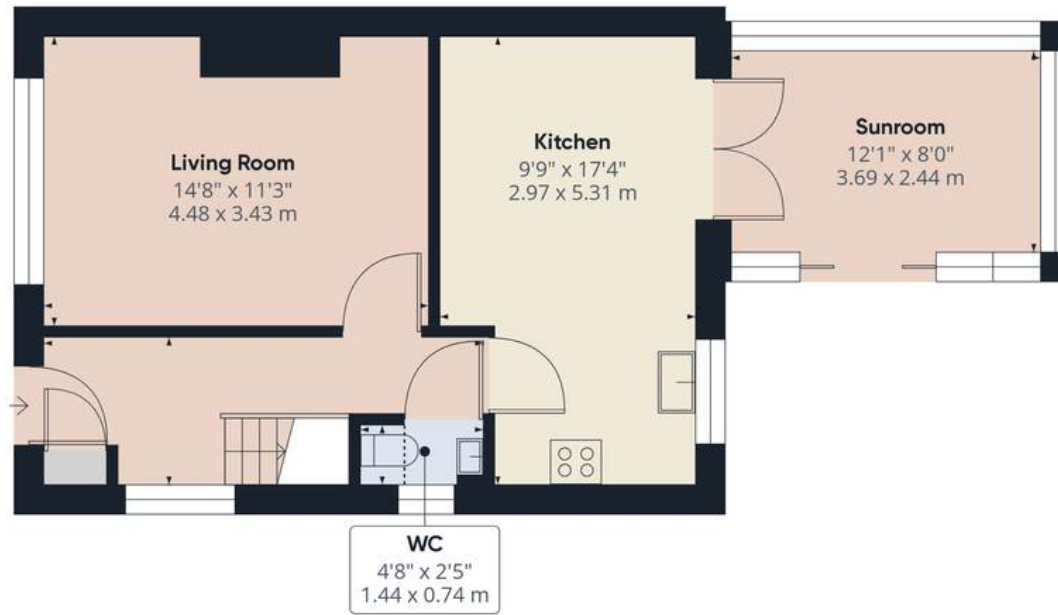
Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)







Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

1123.86 ft<sup>2</sup>

104.41 m<sup>2</sup>

**Reduced headroom**

3.77 ft<sup>2</sup>

0.35 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360