

HOME  TRUTHS



1 Brook Lane, Charnock Richard

PR7 5LJ



£1,000 pcm





Three bedroom stone fronted semi-detached cottage in the sought after rural village of Charnock Richard. This spacious property is ready to move in to and available immediately.

Internally, the property briefly comprises of a welcoming hallway that leads straight into the spacious lounge with feature gas fire place. From here you can access the separate dining room and kitchen which comes fitted with complementary worktops, a range of wall and base units, integrated electric oven and grill and space for other appliances. The separate downstairs wc houses the gas boiler and has space and plumbing for a washing machine.

To the first floor are three double bedrooms, the master with en-suite and a three-piece bathroom suite comprising of panelled bath, wash hand basin and low level wc.

Externally is a rear garden which is laid to lawn garden with mature shrubs and hedges. To the front is a large garden laid to lawn with a long driveway for numerous vehicles. The landlord will maintain the gardens as part of the tenancy.



The property is available now and requires a deposit of £1150 including holding deposit of £230.  
Council Tax band: B

EPC Energy Efficiency Rating: C

- Large cottage
- Three double bedrooms
- Set down quiet country road
- Off road parking
- Available now



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Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

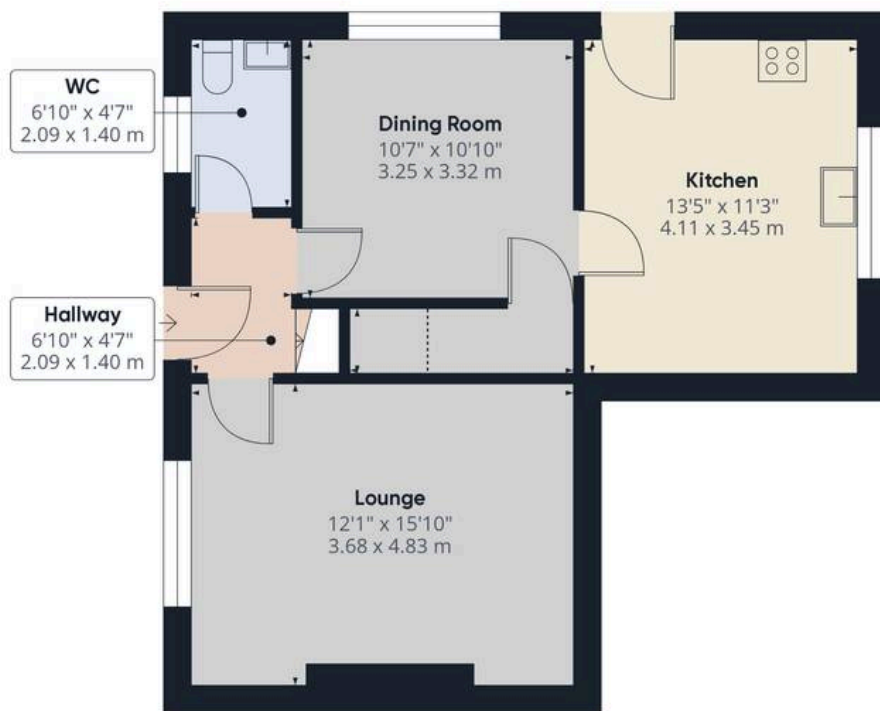
Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

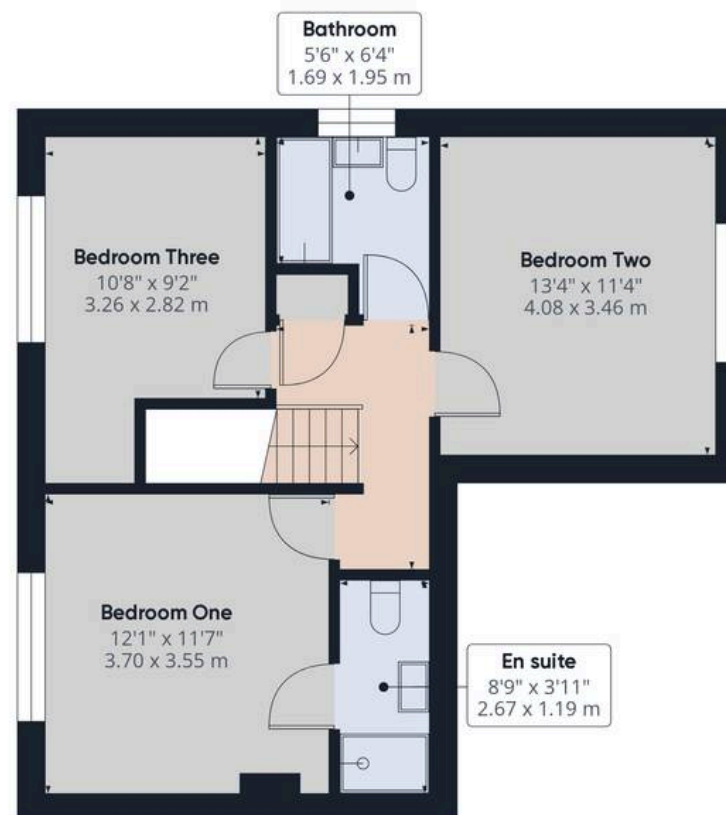
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
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Floor 1



Floor 2

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

1092.53 ft<sup>2</sup>  
101.5 m<sup>2</sup>

**Reduced headroom**

8.9 ft<sup>2</sup>  
0.83 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.

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