



Easy Home  
Lets & Sales

**Easy Home Sales**  
Independent Residential Sales Agents

**4 Town Lane, Charnock Richard  
PR7 5HP**

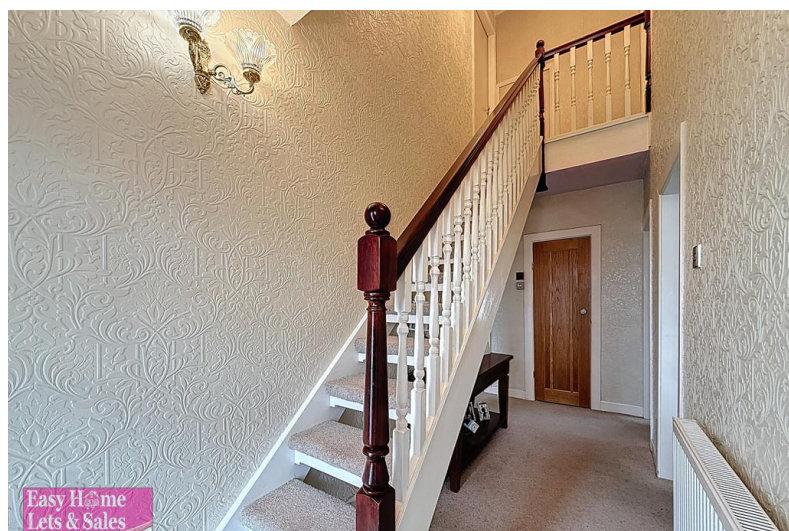
- Semi-Detached Dormer Bungalow
- Three Bedrooms
- Kitchen/Dining Room
- Large Well Maintained Front and Back Gardens

**Offers Over £339,950**

**EPC Rating 'D'**



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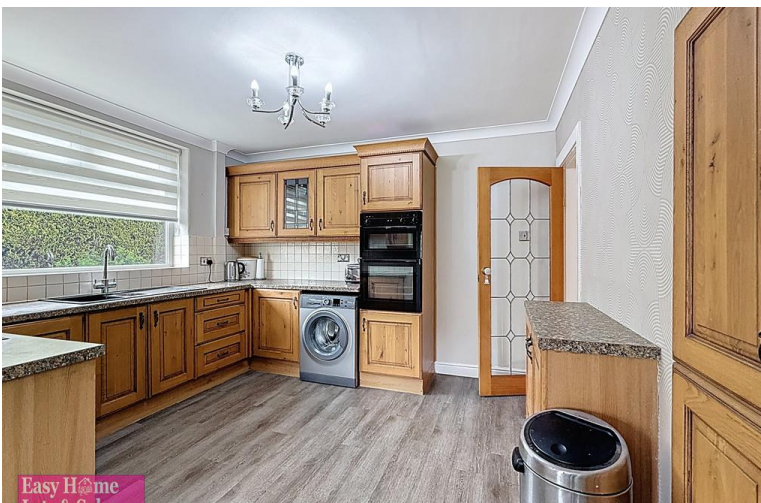
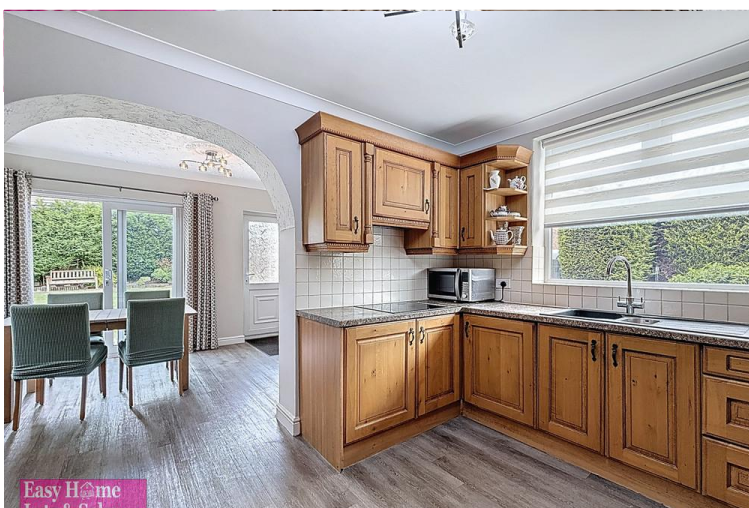
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## Property Description

Easy Home Sales are pleased to present to the market this charming, three-bedroom semi-detached dormer bungalow situated in the sought-after village of Charnock Richard. This semi-rural location is only a short drive into Chorley Town Centre and all its amenities and convenient for commuting via local motorways (M6 & M61) & public travel links, whilst still enjoying the stunning local countryside, with lovely walks on your doorstep.







This home has been very well looked after by the previous owners and comprises a lovely open entrance hall which, when moving through you will come across various rooms, perfect for family living! The living room has been tastefully decorated with a feature wall, fireplace and ceiling rose which gives a really cosy feel to the room. Through the feature next glass door you will find a spacious kitchen, where there is a wide range of floor and base units alongside one of the cupboards housing the oil central heating tank, lots of worktop space, double oven and space for freestanding appliances, as well a dining room with plenty of space for a dining table and patio doors out into the back garden. Back into the hall way there is a good sized storage cupboard, a double bedroom with fitted wardrobes, headboard and bedside table. Following the hall round, you will find a second reception room which is currently housing office furniture but would also make a great snug/second living room/child's play room or another bedroom! The last room downstairs is a lovely full tiled bathroom, which consist of a W/C, basin and stand alone shower.







To the first floor are two really good sized double bedrooms, both with lovely views over the back garden and have good sized storage cupboards.

Externally, to the front of the property there is a large driveway for multiple cars, a well maintained lawn and to the side is the property a large detached garage. To the rear is a beautifully maintained large garden, comprising of both a patio and lawned area which would be perfect for the summer months!

We have been informed by the vendor the property is freehold and being offered chain free!







### DO YOU HAVE A PROPERTY TO SELL?

If you have a property to sell or thinking of selling, we can offer a free market appraisal from our experienced sales team.

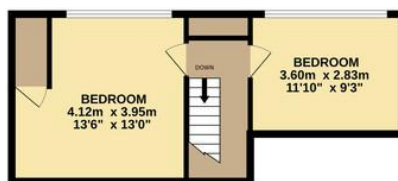
#### Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's solicitor.





GROUND FLOOR  
77.7 sq.m. (836 sq.ft.) approx.



1ST FLOOR  
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA : 110.1 sq.m. (1185 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

159 - 161 Spendmore  
Lane  
Coppull  
Chorley  
Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements