



Town Lane, Charnock Richard, Chorley

Offers Over £419,995

Ben Rose Estate Agents are delighted to present to the market this deceptively spacious two-bedroom bungalow, situated on an enviable plot in the sought-after village of Charnock Richard. The property has been fully refurbished and modernized to a high standard throughout, making it an ideal family home or a perfect choice for a couple seeking a property with expansive gardens. Nestled on a quiet road, the bungalow is just a short drive from Chorley town center, which offers excellent local schools, supermarkets, and amenities. Additionally, the property boasts fantastic travel links via the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid potential disappointment.

Upon entering the property, you are welcomed by a spacious reception hall that provides access to most of the rooms. The ground floor features durable waterproof vinyl flooring throughout, complemented by spotlight lighting that enhances the flow and ambiance of the space. At the far end of the hall, you'll find a generously sized lounge with a stunning feature sandstone gas fireplace. Double patio doors from the lounge lead to the conservatory, offering a versatile space to enjoy the garden, which can also be accessed through another set of patio doors.

Returning through the home, you'll discover the newly fitted Shaker-style in-frame kitchen, which boasts rounded cabinets and work surfaces surrounding a beautiful central island/breakfast bar. The kitchen is equipped with integrated appliances, including a full-size fridge and freezer, single oven, combination oven/microwave, hob, dishwasher, larder, and Belfast sink. A large window overlooking the rear patio floods the kitchen with natural light. A convenient utility room/WC, located off the hall, provides additional space for freestanding appliances.

The home offers two generously sized double bedrooms, with the master bedroom featuring a three-piece ensuite shower room. Completing the ground floor is a modern, top-of-the-range four-piece family bathroom. Moving upstairs, you'll find two generously sized loft rooms with added eaves storage. These versatile spaces offer further flexibility to the home and can be used as an office, playroom, games room, or additional storage.

Externally, the front of the property features a large driveway accommodating multiple cars, with additional parking available on the gravel area adjacent to the drive. The front is also lined with mature shrubs and trees, and the driveway leads up to a single detached garage. The rear of the property boasts a spectacular, well-maintained garden with ample lawn space, a flagged patio area, great seclusion, and plenty of room for avid gardeners.









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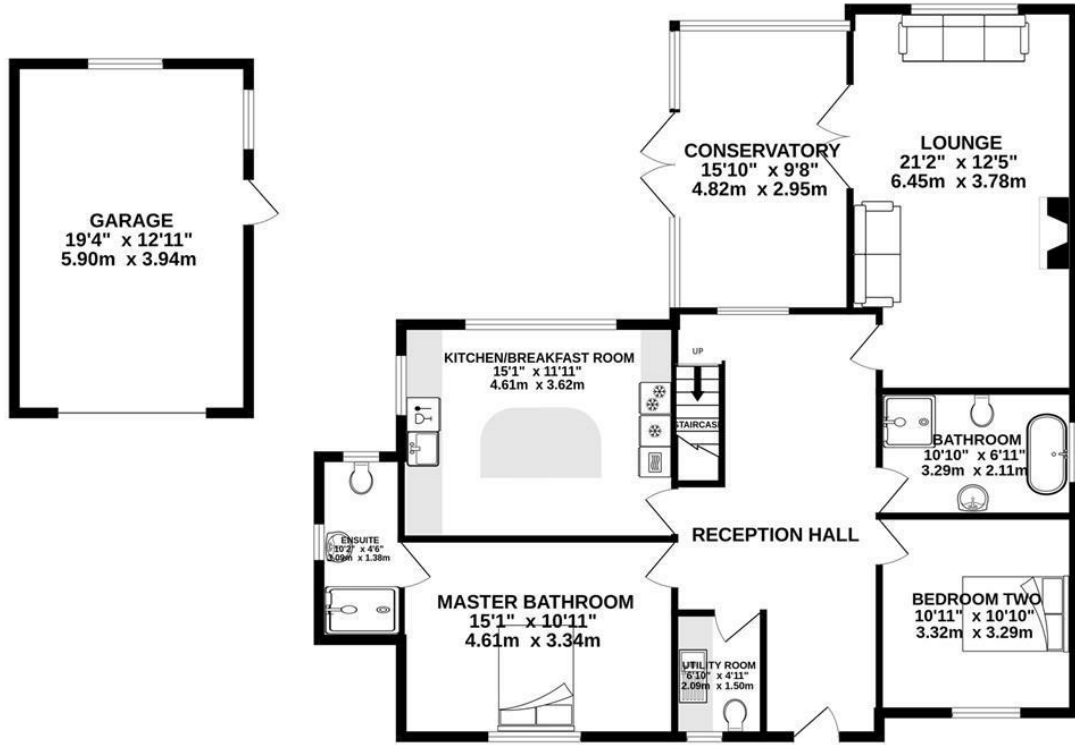


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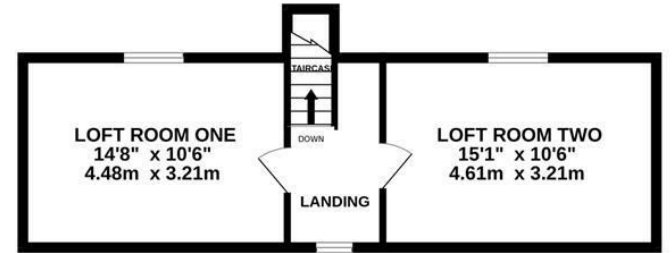




GROUND FLOOR
1502 sq.ft. (139.5 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.

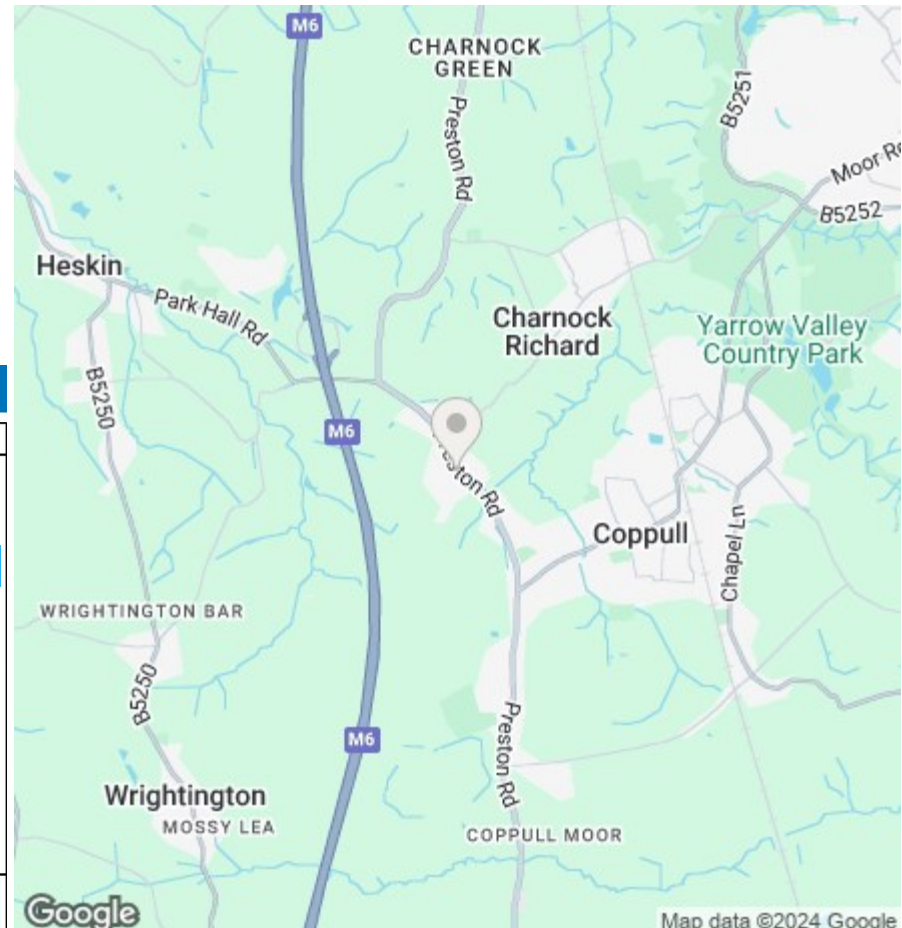


TOTAL FLOOR AREA : 1877 sq.ft. (174.4 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | 69 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | 65 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |