FOR SALE

69, Town Lane, Charnock Richard, PR7 5HP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



69, Town Lane, Charnock Richard, PR7 5HP

A charming 4 bed home with large gardens enjoying gorgeous countryside views



- Semi-rural setting with excellent motorway links
- Countryside views to front & rear
- Cosy snug with log burner
- 4 beds inc ground floor with dressing room
- Gorgeous gardens (0.21 acre plot)
- Bright lounge with bay window & open fire
- Fitted kitchen & superb conservatory
- 1872 SQ.FT. / Freehold / No chain

Believed to be the oldest home along this highly sought-after semi-rural lane, The Sycamore offers a rare blend of character, space and adaptability. This traditionally built detached residence enjoys a versatile layout that effortlessly caters to a variety of lifestyles — from growing families seeking a peaceful countryside setting with far-reaching views and generous gardens, to those looking for a substantial, long-term home designed with future living in mind. Enjoying a peaceful semi-rural setting, the home combines countryside tranquillity with excellent connectivity. The M6 and M61 are both within easy reach, offering swift links to Preston, Chorley and Manchester, while nearby Euxton and Coppull provide a range of everyday amenities, well-regarded schools and leisure facilities. Scenic walks and open green space, including Yarrow Valley Country Park, are also just a short distance away.

Internally, the property reveals generous and versatile living space, perfectly suited to modern family life. A welcoming vestibule leads into the main reception hall, setting the tone for the home's spacious layout. The front-facing lounge is bathed in natural light from a large bay window and centres around a charming coal fireplace, while a cosy snug with a log burner offers a flexible second living area ideal for relaxing, working from home or family time. To the rear, the well-equipped kitchen features integrated appliances and flows seamlessly into a substantial conservatory, where French doors open onto the garden and create an ideal space for entertaining or enjoying the surrounding views. The ground floor also hosts a well-appointed master bedroom complete with a dressing room and a contemporary shower room, offering convenience and future-proof living. Upstairs, three further double bedrooms each enjoy their own character and outlook over the surrounding countryside, all served by a spacious four-piece family bathroom with both bath and separate shower.

Externally, the property continues to impress. A gated driveway provides ample parking for several vehicles, while the rear garden has been thoughtfully landscaped to include a patio seating area, expansive lawn and a dedicated kitchen garden. A raised decked terrace at the far end offers the perfect spot to unwind and take in the far-reaching rural views. Altogether, this is a home that delivers space, flexibility and a true countryside lifestyle, without compromising on convenience.



























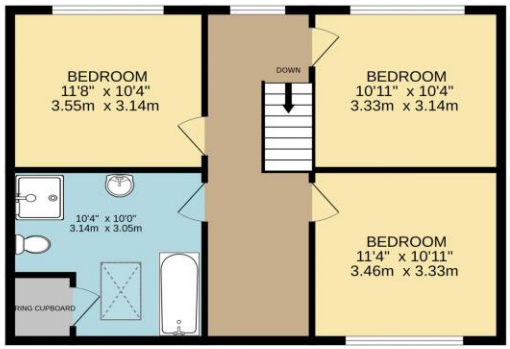
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GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1872sq.ft. (173.9 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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