

FOR SALE

1 Yew Tree Villas, Preston Road, Charnock Richard, PR7 5LF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1 Yew Tree Villas, Preston Road, Charnock Richard, PR7 5LF

Exceptional period semi-detached home with land and equestrian facilities



- Exceptional period semi-detached home
- Well equipped fitted kitchen
- Family bathroom and en-suite
- SOLD WITH NO ONWARD CHAIN
- Spacious and versatile accommodation
- Three great sized bedrooms
- Equestrian facilities / land / stables / paddock
- 2363 SQ. FT.

This is a rare and exciting opportunity to purchase an extended period semi-detached home in Charnock Richard, complete with substantial land, stables and a sand paddock. Preston Road would be ideal for an equestrian family or anyone seeking a home with smallholding potential. Yew Tree Villas enjoys a superb semi-rural setting while remaining within easy reach of Chorley and Standish, both offering an excellent range of amenities. The property is also close to highly regarded schools for all ages, public transport links and the M6 motorway network. Offered for sale with no onward chain, this impressive home briefly comprises an entrance hallway, a spacious formal lounge/sitting room with a stove fire, an inner hallway with cloakroom WC, a generous family/dining room to the rear, a well-equipped fitted kitchen and a large conservatory opening onto the rear gardens. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, plus a family bathroom with WC, wash basin, bath and separate shower. The oversized detached double garage to the side also provides access to a first-floor space, previously used as a games room, gym or office, with its own shower room, WC and wash basin. Externally, Yew Tree Villas features a mature, well-maintained front garden and a large private driveway leading to the detached double garage. To the rear is a secure private garden with a maintained lawn, patio area and open countryside beyond. There is access to a four-stable block, tack area and fenced sand paddock, with further land extending into the surrounding countryside. Please refer to the drone images for the land layout; the exact acreage is to be confirmed by the owners and Land Registry. Internal viewing is highly recommended to appreciate the property's size, potential, outstanding location and versatile land options.





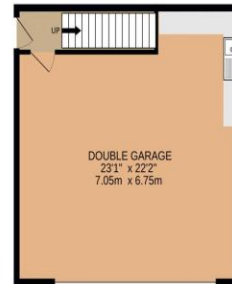
GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



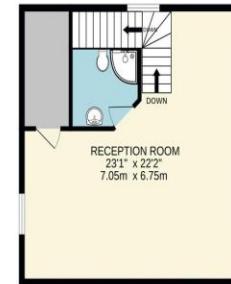
1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



GARAGE
512 sq.ft. (47.6 sq.m.) approx.



GARAGE 1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



STABLES
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 2363 sq.ft. (219.5 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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