

HOME  TRUTHS



Highgrove Avenue, Charnock Richard

PR7 5LW



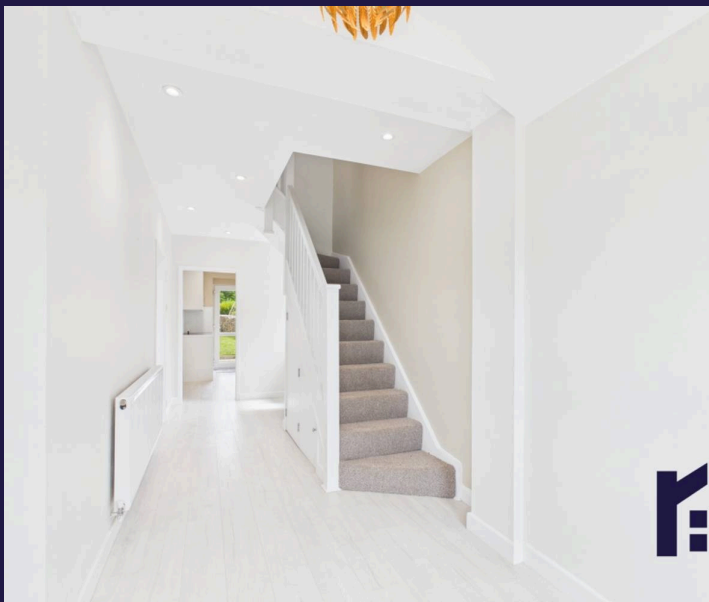


Tucked away along a quiet rural road, this recently refurbished, beautifully presented semi detached home sits on a generous plot and offers stylish & contemporary interiors, two double bedrooms and a genuinely peaceful setting. Available with no upward chain. With ample off road parking for three vehicles and a private rear garden with countryside views this charming property is perfect for first-time buyers, downsizers or small families seeking a rural feel within easy reach of village schools and amenities.

Step inside to the impressive entrance hallway, where feature lighting above the staircase creates an immediate sense of style and welcome. To the left, the superb open-plan reception room provides a fantastic space for both relaxing and entertaining, with a wood burning stove forming an attractive focal point and patio doors opening directly onto the rear garden. The generous proportions comfortably accommodate both living and dining areas, making it ideal for family life and hosting guests.

The contemporary kitchen comprises a range of wall and base units, an integrated oven with electric hob, and space and plumbing for both a washing machine and fridge freezer.

To the first floor, the landing provides access to the loft and leads to two well-proportioned double bedrooms.



The bathroom is fitted with a stylish wash hand basin, wc, separate shower and free standing bath positioned to take advantage of the lovely outlook beyond.

Externally, the delightful rear garden is mainly laid to lawn with a flagged patio area, perfect for outdoor dining and entertaining. Raised beds and a useful shed sit within a gravelled section to the rear. The garden enjoys excellent privacy and open countryside views beyond.

Council tax C, EPC G, Freehold.



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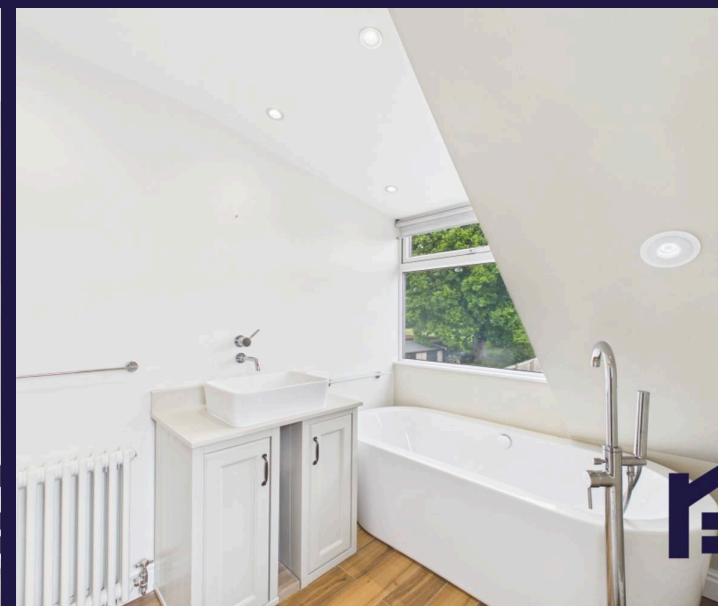
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Floor 1



Floor 2

Approximate total area⁽¹⁾

819.45 ft²

76.13 m²

Reduced headroom

27.73 ft²

2.58 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360