

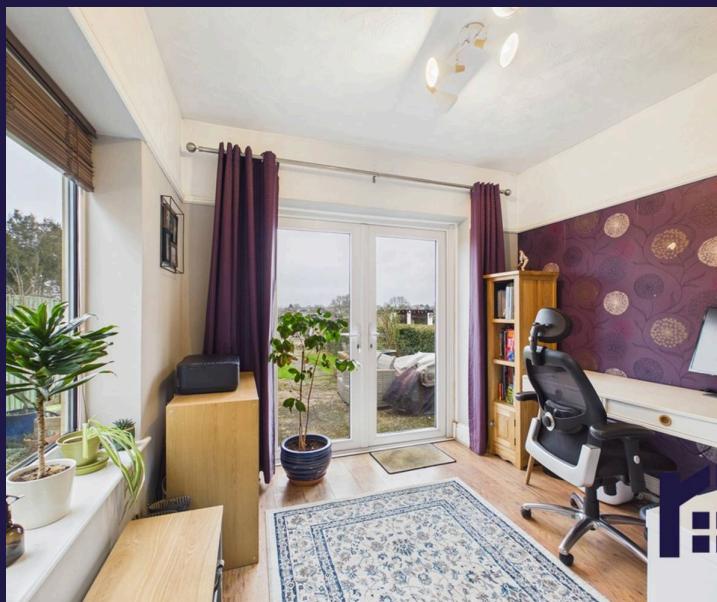


HOME  TRUTHS

Town Lane, Charnock Richard

PR7 5HP





With glorious views to both the front and rear this beautifully presented home offers flexible and well-proportioned accommodation, set in a stunning position on a quiet country lane. To the front, the driveway has parking for up to five vehicles alongside a lawned area which leads up to the main entrance. Step into the hallway and from there to the warm and inviting living room, featuring wooden flooring and a cosy wood-burning fire set within the hearth, creating a perfect space to relax. The heart of the home is the welcoming dining kitchen fitted with shaker-style units, wooden worktops, integrated oven and induction hob and under-counter lighting. A farmhouse style sink sits perfectly to take in the surrounding views, with space, power and plumbing for additional appliances, complemented by a useful utility area with integrated washing machine. To the rear is a dedicated home office, taking full advantage of those glorious views through patio doors, making this an ideal space for modern home working. Step outside into the delightful southeast facing garden, with a number of seating areas, and stroll down to the garden room, with power and light, ideal as a home office, studio or just the perfect place in which to chill out or entertain. To the first floor the landing provides ladder access to the partially boarded loft with light for additional storage. Of the two generous double bedrooms, the smaller looks out towards Rivington and the spacious main bedroom benefits from fitted wardrobes. Finally, the bathroom comprises bath with screen and rainfall shower over, wc and wash hand basin.

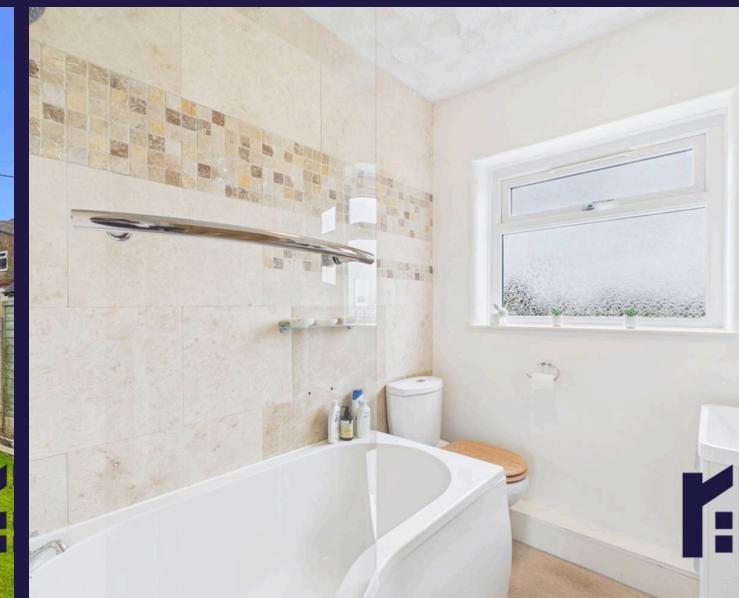
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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Wonderful semi detached property
- Country lane location
- Glorious views to the front and rear
- Open fire in living room
- Extensive gardens & ample parking
- Virtual tour



HOME  TRUTHS

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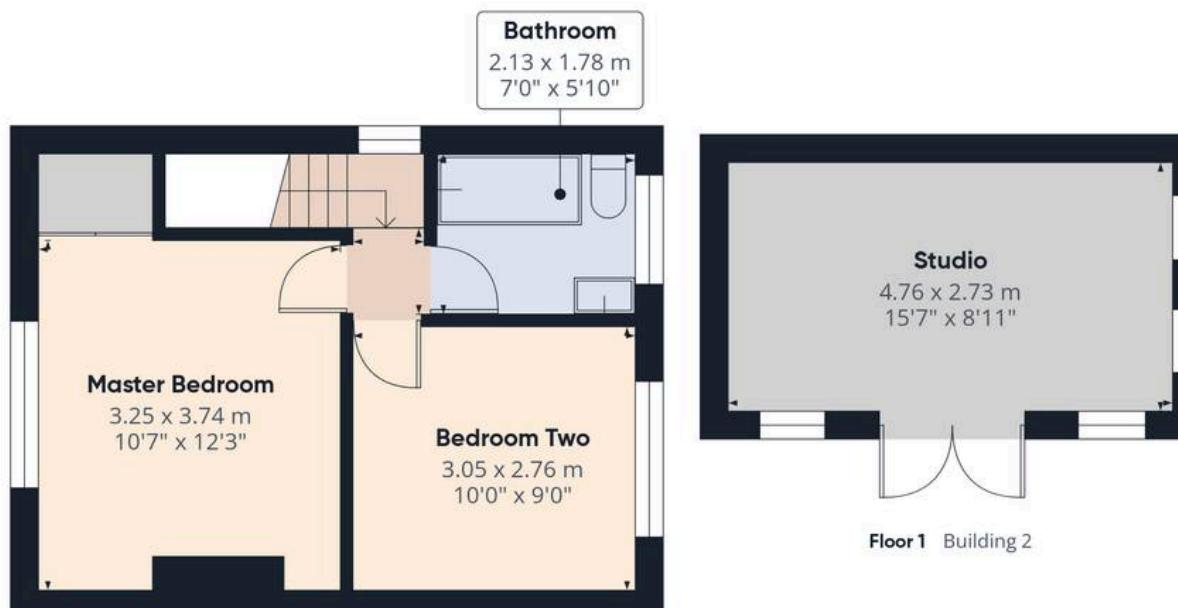


Floor 1 Building 1

Approximate total area⁽¹⁾

78.3 m²
843 ft²

Reduced headroom
0.2 m²
2 ft²



Floor 1 Building 2

Floor 2 Building 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.