

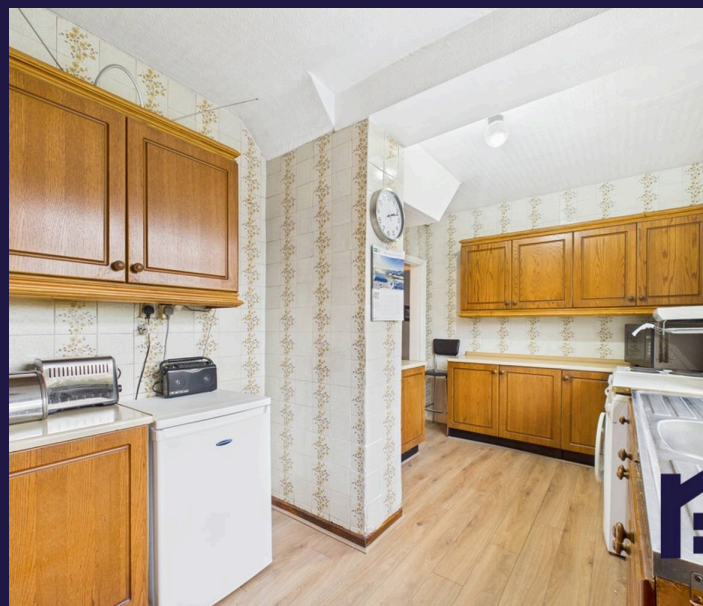
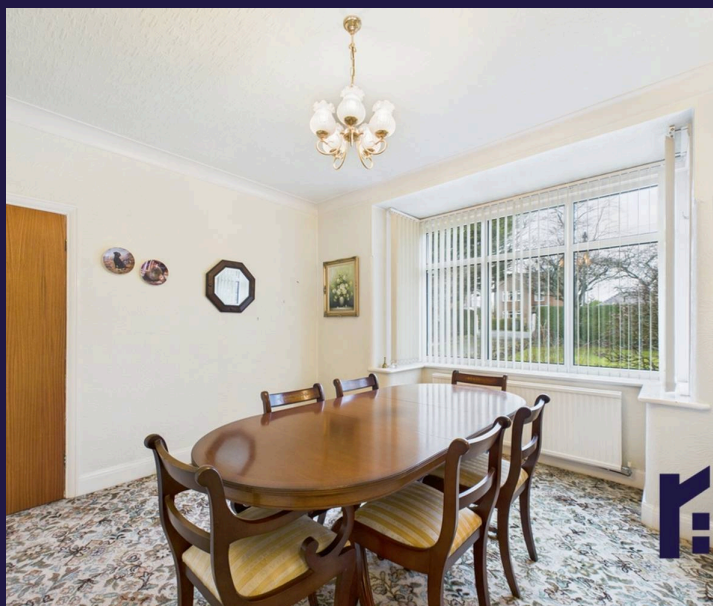
HOME  TRUTHS

Preston Road, Charnock Richard

PR7 5HH







Wonderfully spacious individual property in a highly sought after location with c 1800 square feet of accommodation and large gardens to the front and rear. Offering fantastic potential, this family home is available with no upward chain. To the front the driveway provides ample parking and leads past the lawn bordered by mature trees and hedging to the garage and main entrance. Step into the vestibule and from there to the welcoming hallway. The bay fronted second reception room makes an excellent dining room whilst to the rear the snug opens to the conservatory overlooking the garden. The kitchen comprises a range of wall and base units with space, power & plumbing for appliances and leading off is the rear porch and cloakroom comprising wash hand basin, electric shower in cubicle and wash hand basin. Step outside onto the upper terrace with access to the large storage building and with lawn leading past camellia and azalea to the lower garden with greenhouse, rhubarb beds and a path meandering down to mature trees. A perfect place to relax, entertain or go wild with the children. Back inside, stairs lead to the first floor landing. Bedroom one has been used as an upstairs lounge with delightful views over the garden. There are two further double bedrooms and a comfortable single with the bathroom comprising bath, wc and wash hand basin. With so much to offer both inside and out, do give us a call to arrange a viewing and make this your forever home.



Wonderfully spacious individual property in a highly sought after location with c 1800 square feet of accommodation and large gardens to the front and rear. Fantastic potential and no upward chain. Council Tax band: E

EPC Energy Efficiency Rating: D

- Spacious detached property
- c 1800 square feet
- Delightful gardens to the front and rear
- Ample parking
- Virtual tour
- No upward chain



HOME  TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)

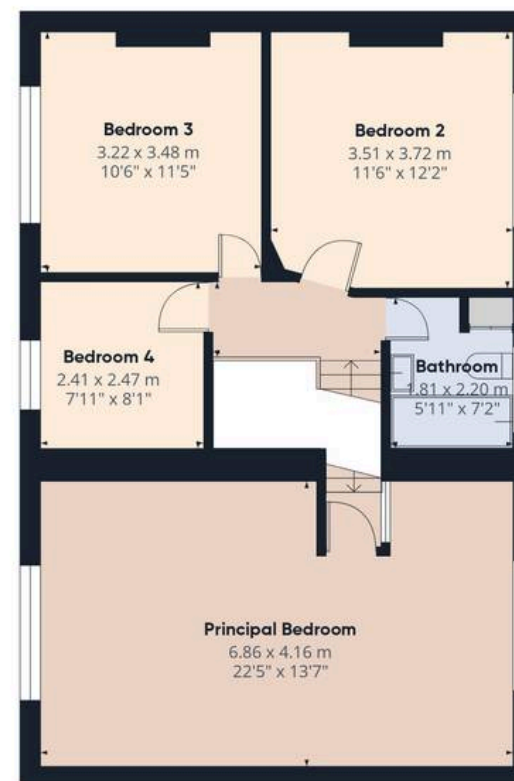




Floor 1 Building 1



Floor 1 Building 2



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

166.7 m<sup>2</sup>

1795 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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