



Freemans Lane, Charnock Richard, Chorley

Offers Over £229,995

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom semi-detached home, ideally situated on a generous corner plot in the highly desirable village of Charnock Richard. Tucked away in a peaceful and family-friendly cul-de-sac, the property offers a tranquil setting while remaining within close reach of Chorley Town Centre. This vibrant area is known for its excellent schools, a wide selection of shops, and a range of amenities. With quick access to the M6 and M61 motorways, the home is perfectly positioned for commuters seeking a quiet village lifestyle with strong connections to surrounding towns and cities. Early viewing is strongly advised to avoid missing out on this well-located and inviting property.

Upon entering, you're welcomed into a spacious entrance hall that provides access to all ground floor rooms and the staircase to the upper level. At the front of the home, the lounge is filled with natural light thanks to a large bay window and features a fireplace as a central focal point. French doors from the lounge open into the bright and airy kitchen/diner, where there is plenty of space to accommodate a family dining table. Patio doors lead directly out to the south-facing garden, creating an ideal space for indoor-outdoor living. The kitchen itself offers a generous range of wall and base units, with a mix of freestanding and integrated appliances, and opens into a practical utility room that includes additional work surfaces and space for both a washer and dryer.

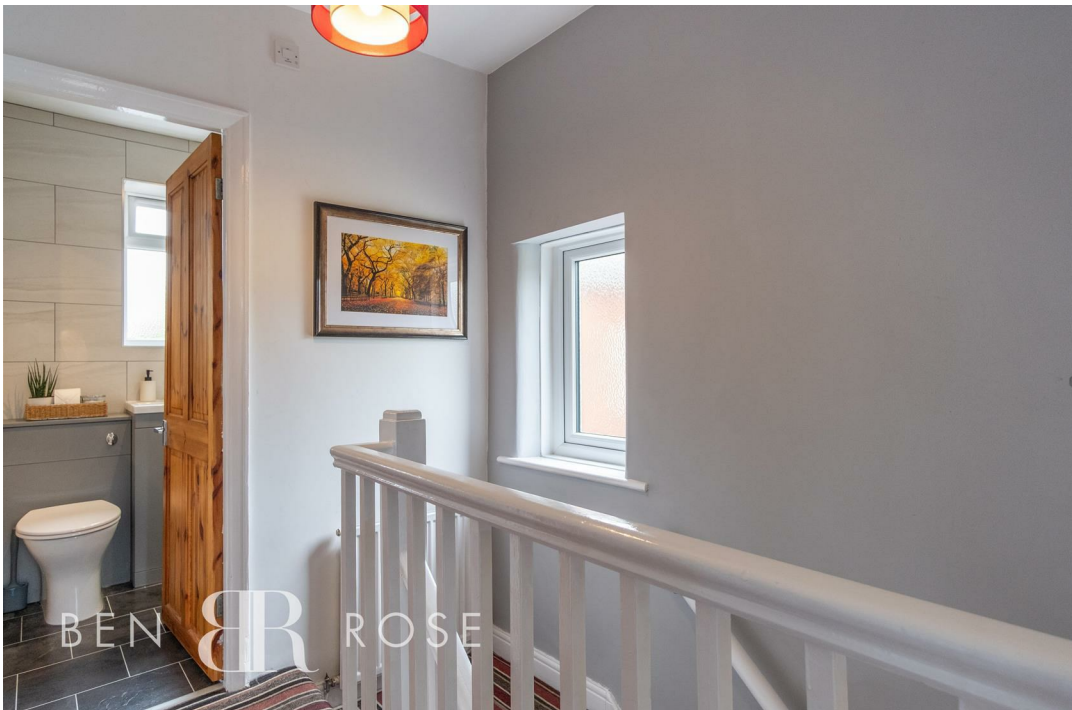
Upstairs, the home offers three well-proportioned bedrooms. Two are comfortable doubles, while the third makes for a perfect nursery, home office, or single bedroom. The modern family bathroom is fitted with a three-piece suite and features an over-the-bath shower, creating a stylish and functional space for daily use.

Outside, the beautifully landscaped rear garden enjoys a sunny, south-facing aspect and has been designed for low maintenance with a combination of paving and slate, providing ample space for outdoor seating and entertaining. To the front, a large driveway accommodates two to three vehicles and leads up to a generously sized shed, ideal for additional storage. The front garden is also easy to maintain and is set behind a mature hedge, offering both privacy and appeal.

The property further benefits from a boiler installed in 2021 and a partially boarded loft, adding to the practicality of this inviting family home.







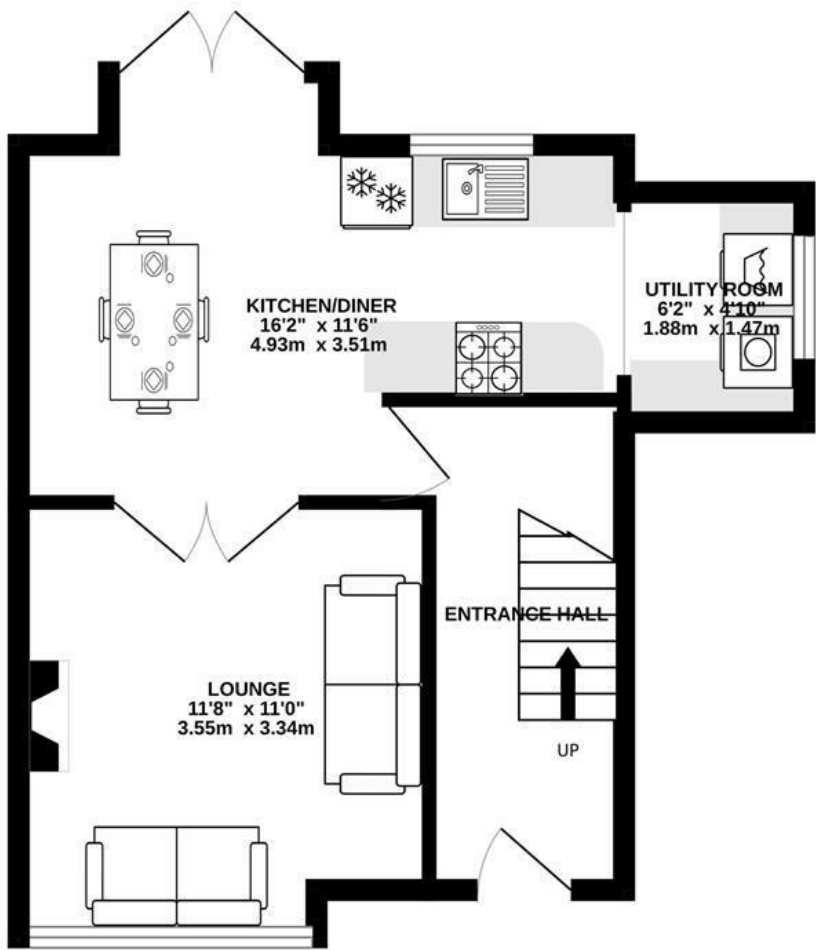




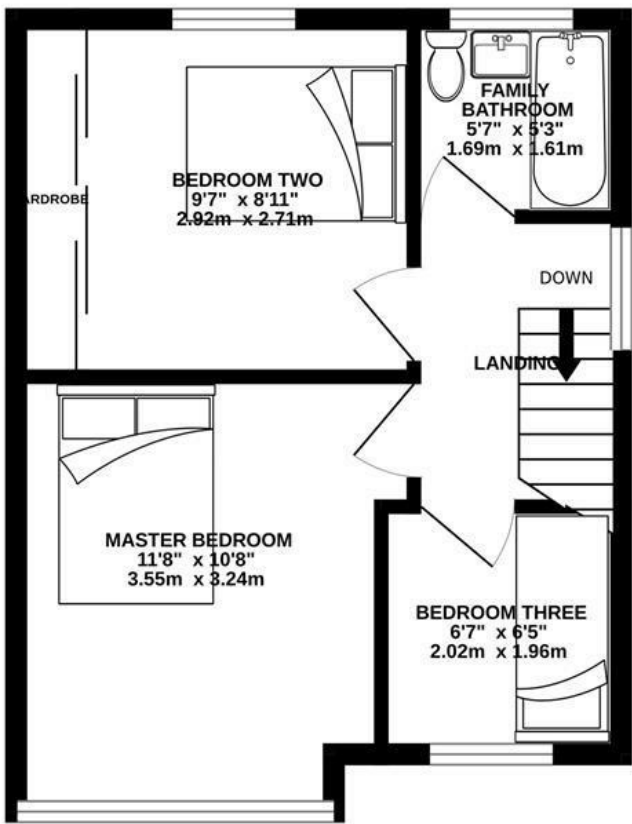


BEN ROSE

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.




1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>69</div>	<div>83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		