



Town Lane, Charnock Richard, Chorley

Offers Over £519,995

Ben Rose Estate Agents are pleased to present to market this four-bedroom detached home, nestled in the sought-after village of Charnock Richard. This double-fronted property combines versatile living spaces with stunning front and rear views, making it a perfect family home. Set within a peaceful location, the home benefits from excellent travel links, with the M6 and M61 motorways both within easy reach, providing quick access to Preston, Chorley, and Manchester. The nearby towns of Euxton and Coppull offer a range of amenities, including well-regarded schools, shops, and leisure facilities, while picturesque countryside walks and attractions such as Yarrow Valley Country Park are only a short distance away.

Stepping inside, you are welcomed by a vestibule that opens into the main reception hall, setting the tone for the generous proportions throughout the home. To the front, a spacious lounge enjoys a bay window that fills the room with natural light and a charming coal fireplace as its centrepiece. Adjacent to this, a cosy snug with a log burner offers a versatile retreat, ideal as a family room, study, or additional sitting space. To the rear, the well-appointed kitchen boasts an integrated oven and wine fridge, with French doors opening into a sizeable conservatory that captures far-reaching garden views. From here, doors lead directly to an outdoor seating area, ideal for entertaining. The ground floor also features the master bedroom, complete with its own dressing room fitted with wardrobes, and is served by a modern three-piece shower room.

To the first floor, three further double bedrooms are presented, each offering unique character and stunning views across the surrounding countryside. A four-piece family bathroom serves this level, providing both a bath and separate shower for added convenience. This thoughtful layout ensures the home provides ample space for growing families while retaining a welcoming and homely feel throughout.

Externally, the property is equally as impressive. A gated driveway to the front offers parking for up to five cars, alongside a neat lawn, with access to a sizeable utility room located to the side of the home. To the rear, a beautifully landscaped garden unfolds with a patio seating area that steps down to a spacious open lawn. A dedicated kitchen garden awaits keen gardeners, while at the far end of the garden a raised decked area provides the perfect vantage point to enjoy the rolling countryside views.

Altogether, this home offers versatile living, generous outdoor space, and a highly desirable location, making it an ideal purchase for families seeking both comfort and lifestyle.















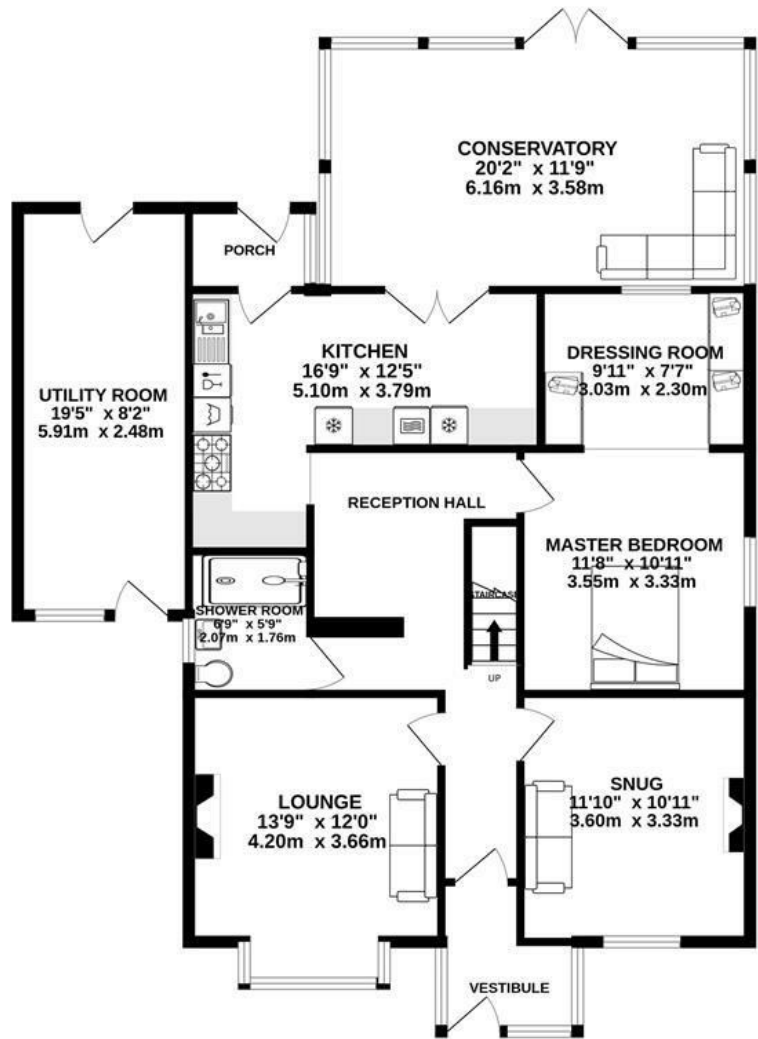




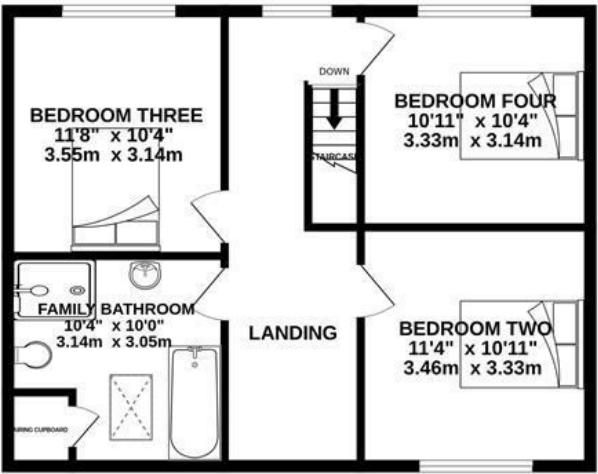


BEN ROSE

GROUND FLOOR
1273 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1872 sq.ft. (173.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
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	

