

FOR RENT or FOR SALE

£850_{pcm}

128 Chorley Lane, Charnock Richard, Chorley PR7 5HB

Spacious Family Home in a desirable village location:

**A rare opportunity to rent
versatile family accommodation with
up to 5 bedrooms & large secluded garden.**

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The house offers versatile and spacious family accommodation and has been recently modernised.

The house offers up to 5 bedrooms or the rooms could be utilised as office space, study or extra sitting rooms.

With a downstairs shower room the house layout might well suit a family with an elderly relative or teenage children.

PROPERTY DESCRIPTION



PORCH

The glass double-glazed porch with a tiled floor makes an attractive main entrance to the house. A door leads from here to the hallway.
10' 1" x 9' 7"

HALLWAY

Generously proportioned hallway with doors leading to the office, lounge, dining room, downstairs cloakroom and kitchen. Wooden stairs also lead up to the first floor.
20' x 8' 1"



LIVING ROOM

Lounge with window to the front of the house, fireplace with 'living flame' gas fire and archway to the dining room
15' 3" x 12'



DINING ROOM

Dining Room with large patio doors opening onto the rear garden and archway to the living room
12' x 10' 10"

CLOAKROOM & WC

Downstairs cloakroom with basin, vanity unit and doorway to WC
6' 4" x 4' 8" (Cloak)
6' 4" x 2' 11" (WC)

OFFICE / BEDROOM 5

Office / Bedroom 5 with a large window to the front garden
9' 11" x 9' 10"



KITCHEN

Kitchen with newly fitted units including integrated fridge/freezer, dishwasher, 5 burner gas hob with extractor hood and electric oven. The kitchen has ample cupboard and drawer space and includes a large breakfast bar area. It is also plumbed for a washing machine
17' 1" x 9' 10".



MORNING ROOM



An archway from the kitchen leads to the morning room which could also be used as a second lounge or dining room. This room has an attractive outlook over the garden and has sliding glass doors opening on to the patio.

18' 1" x 8' 10"



STUDY / BEDROOM 4

This room, which would make an ideal teenager's bedroom or a refuge for an elderly relative has a large window overlooking the garden
14' 6" x 9' 3"

SHOWER ROOM

Downstairs shower room which boasts a 'double' size shower tray and basin
5' 2" x 4' 6"

GARAGE

The garage which has a workshop area at one end and plentiful storage areas
23' 7" x 8' 7"



STAIRS TO LANDING

Stairs from the hallway lead to a landing with a wooden balustrade. Doors from the landing lead to the upstairs bedrooms, the family bathroom and to the airing cupboard with hot water tank.

12' 2" x 7' 12"



MASTER BEDROOM

The master bedroom which has a window to the front with distant views towards winter hill and has a doorway leading to the en-suite

14' 10" x 9' 9"

EN SUITE

En-suite with shower, basin & WC

9' 9" x 2' 11"



BEDROOM 2

Bedroom 2 which is large enough to fit a double bed if required
12' 0" x 9'

BEDROOM 3

Bedroom 3 which is large enough to fit a double bed if required
12' x 8' 10"



BATHROOM

Family bathroom with newly fitted corner bath, power shower, basin, vanity unit & WC

7' 2" x 5' 7"

Please note: room dimensions are generally taken at their widest or longest points

General

The house has gas central heating with radiators in all rooms.

All rooms are well supplied with power points. There are phone sockets in the hallway, study and master bedroom. There are TV aerial connections in the living room, morning room and study.

The house is fully double glazed. Most of the house has been recently fitted with uPVC windows.



The cladding and fascia boards are all uPVC.

All roofs are pitched and tiled.

There is loft access from the landing and from the small downstairs corridor. The house is fitted with a burglar alarm with panic buttons in the hallway and master bedroom.

Outside

To the front of the property there is a large gravelled area with parking for cars.

A mixed hedge screens part of the house from the road and there is a flower bed along the hedge and along the side of the property to where a passageway leads to the back garden

Fences and hedging screen the property from the neighbours along this side of the property.

To the rear of the property there are two patio areas with a raised flowerbed in between. Beyond these there is a large lawned area which is



bordered by flowerbeds and trees. At the end of the lawn there is a log summer-house with veranda and some mature trees.





Behind the trees there is a storage area for garden implements etc. Between spring and autumn the garden benefits from being well screened from the neighbouring gardens by mature trees.

The garden is well endowed with fruit trees including apple, pear, quince and fig. There are also a number of fruit bushes such as Worcester Berry

The Neighbourhood

The house is situated in the pleasant village of Charnock Richard. The village has a shop, post office, church, sports club and a couple of pubs. There is a highly regarded primary school and the house is in the catchment area for some very high performing secondary schools.



Charnock Richard is very well situated for commuting with easy connections to the M6, M61, M65 and M58 motorways and there are regular train connections from Chorley 3 miles away. Chorley boasts all the usual facilities of a market town such as supermarkets, swimming pool, banks etc.