



73 Charter Lane, Charnock Richard
£449,995

ARNOLD
& PHILLIPS
ESTATE AGENTS



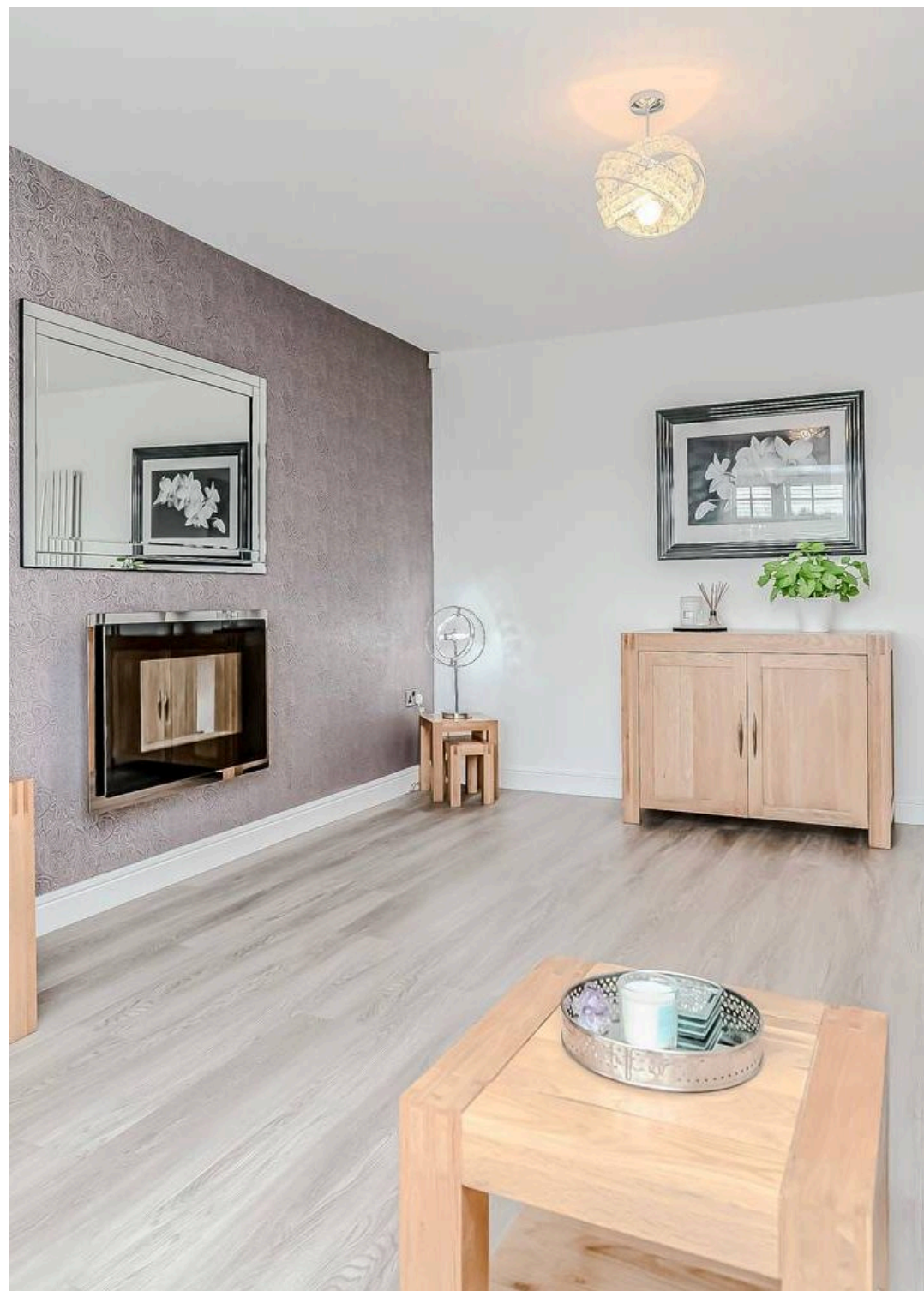
73 Charter Lane

Charnock Richard, Chorley

meticulously maintained modern detached home that showcases a perfect blend of attention to detail, contemporary comforts, and sophisticated design elements. Spanning nearly 1,900 square feet, the property features 4/5 bedrooms and is adorned with high-quality fixtures and tasteful decor, all of which contribute to its inviting and stylish ambiance. This outstanding residence exemplifies modern living and is a must-see for potential buyers looking for a spacious and elegant family home. Upon entering the property, guests are welcomed by an inviting entrance hallway that serves as a central artery connecting the main living areas. This design not only facilitates easy movement throughout the home but also enhances the overall open and airy feel that modern homeowners often seek. To the left of the hallway lies the spacious lounge, which is positioned at the front of the house. This delightful room is filled with natural light, thanks to a box bay window that invites sunlight to pour in, creating a warm and welcoming atmosphere. An attractive modern fire serves as a focal point, adding both warmth and character to the space. Adjacent to the lounge, across the hallway, is a versatile home office, which provides an ideal workspace for those who work remotely or need a quiet area for study. This room can also function as a separate sitting room or be converted into a fifth bedroom, offering flexibility to accommodate the needs of a growing family or the demands of modern living. At the rear of the property is a stunning open-plan family dining kitchen that serves as the heart of the home. This expansive space is perfect for everyday living and entertaining guests. The kitchen is equipped with high-gloss wall and base units, offering ample workspace for culinary endeavors, along with integrated appliances such as an oven, hob, extractor, dishwasher, and fridge/freezer. French doors lead out to the rear gardens, creating a seamless indoor-outdoor connection that is ideal for al fresco dining and relaxation during warmer months. The ground floor is rounded off with practical amenities, including a convenient two-piece cloakroom/WC and a utility room that enhances the home's overall functionality. Ascending to the first floor, the property continues to impress with four excellent double bedrooms. The master bedroom is particularly noteworthy, featuring a luxurious en-suite bathroom that comprises a WC, a pedestal washbasin, and a spacious double walk-in rainfall shower. Complementary tiling adds an element of sophistication, creating a spa-like atmosphere that is perfect for unwinding

Tenure: We are advised by our client that the property is Freehold

Council Tax Band: F











73 Charter Lane

Charnock Richard, Chorley

- Ample Driveway Parking
- Sought After Location
- Attractive Modern Detached Home
- Circa 1648 Square Feet
- Two Reception Rooms
- Open Plan Family Room
- Four/Five Bedrooms
- Well Maintained Rear Garden

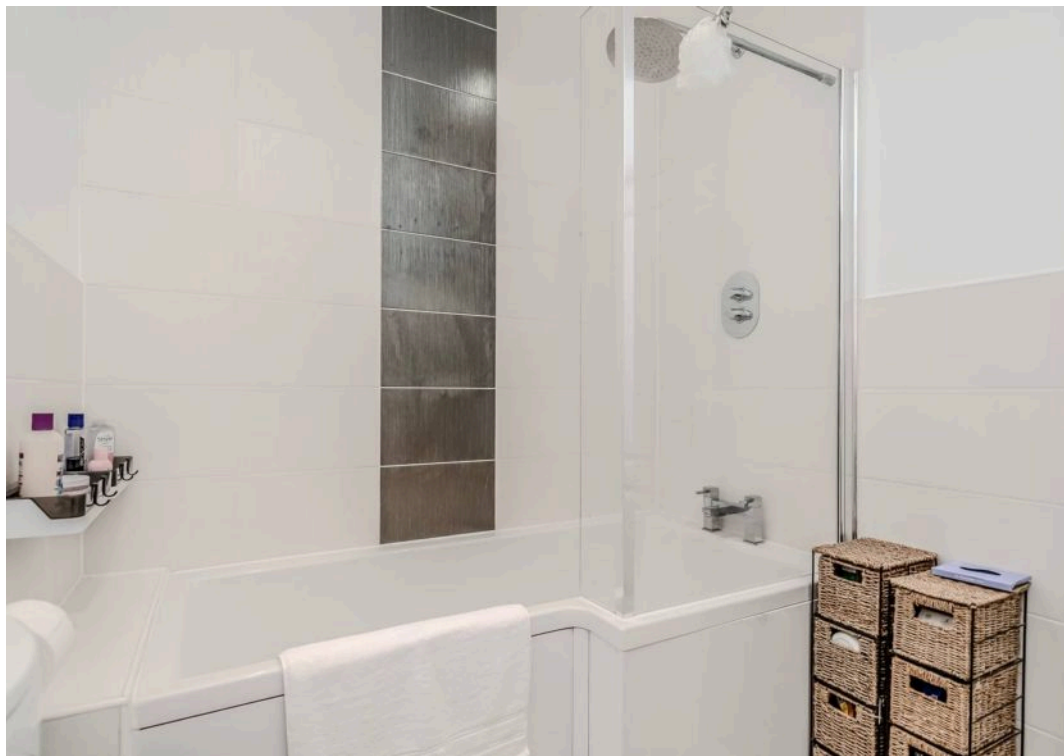
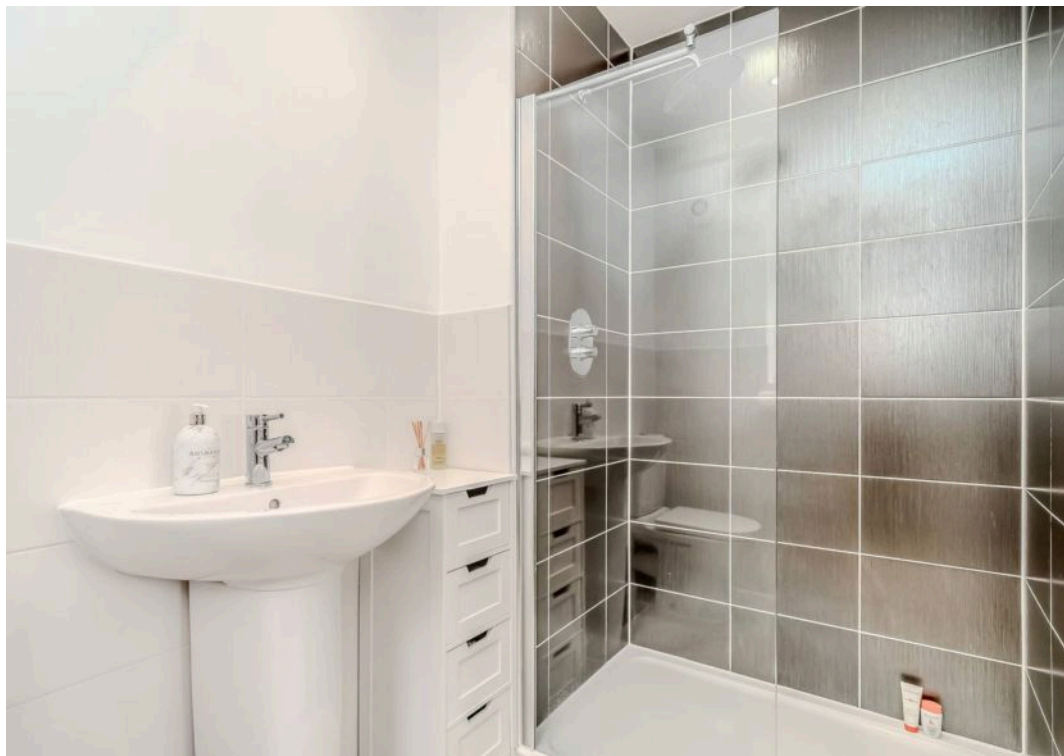
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

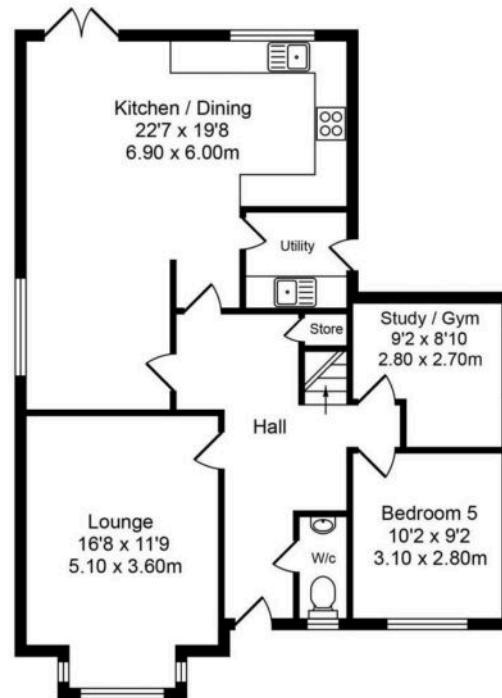




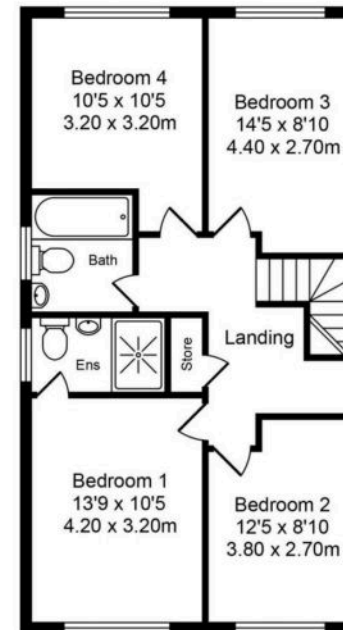


Total Approx. Floor Area 1648 Sq.ft. (153.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor
Area 918 Sq.Ft
(85.3 Sq.M.)



First Floor
Approx. Floor
Area 730 Sq.Ft
(67.8 Sq.M.)



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