

GUILDHALL

SALES & LETTINGS



36 Park Road

Coppull, Chorley, PR7 5AH

Offers Over £240,000



A CHARMING AND DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME

This charming three bedroom semi detached property in Coppull boasts a stunning garden and extended kitchen with ample living space, making it a desirable home for this popular area. As well as having two/three reception rooms, downstairs shower room and separate utility, the home benefits from three spacious bedrooms.

The beautiful garden provides a serene outdoor space, perfect for entertaining in the summer months! The extended kitchen adds a modern touch and enhances the functionality of the home, making it a perfect blend of comfort and style!

Don't miss the opportunity to view this fantastic home in Coppull!



Ground Floor

Porch 8'1 x 3'6 (2.46m x 1.07m)

UPVC entrance door, two UPVC double glazed frosted windows, tiled flooring and hardwood door to hall.

Hall 12' x 8'1 (3.66m x 2.46m)

Central heating radiator, wood effect flooring and stairs to first floor and doors to two reception rooms, utility room and shower room.

Reception Room One 11'11 x 11'10 (3.63m x 3.61m)

UPVC double glazed bay window, central heating radiator, coving, picture rail and TV point.

Reception Room Two 12'10 x 11'11 (3.91m x 3.63m)

Central heating radiator, wood effect flooring, cast iron log burner, stone hearth, TV point and open access to reception room three.

Reception Room Three 10'2 x 9'9 (3.10m x 2.97m)

Two Velux windows, spotlights, wood effect flooring, open access to kitchen and UPVC double glazed French doors to rear.

Kitchen 9'8 x 8'7 (2.95m x 2.62m)

UPVC double glazed window, Velux window, spotlights, wood panel wall and base units, laminate worktops, high rise double Bosch oven, four burner Bosch gas hob, tiled splash back, extractor fan, one and half bowl stainless steel sink with draining board and mixer tap, integrated dishwasher, space for fridge freezer, part tiled elevation, tiled flooring and door to utility room.

Utility Room 9'2 x 8'1 (2.79m x 2.46m)

Central heating radiator, wood panel wall and base units, laminate worktops, plumbed for washing machine, space for dryer, inset stainless steel sink with mixer tap, boiler and tiled flooring.

Shower Room 8'4 x 4'2 (2.54m x 1.27m)

Dual flush WC, vanity topped wash basin, electric feed shower, part tiled elevation and tiled flooring.

First Floor

Landing

Loft access and doors to three bedrooms and bathroom.

Bedroom One 12'9 x 11'11 (3.89m x 3.63m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

Bedroom Two 11'11 x 11'10 (3.63m x 3.61m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three 9'2 x 8' (2.79m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom 9'2 x 8'1 (2.79m x 2.46m)

UPVC double glazed frosted window, central heated towel rail, low level WC, pedestal wash basin, P shaped panel bath with electric feed shower over and tiled flooring.

External

Front

Enclosed garden.

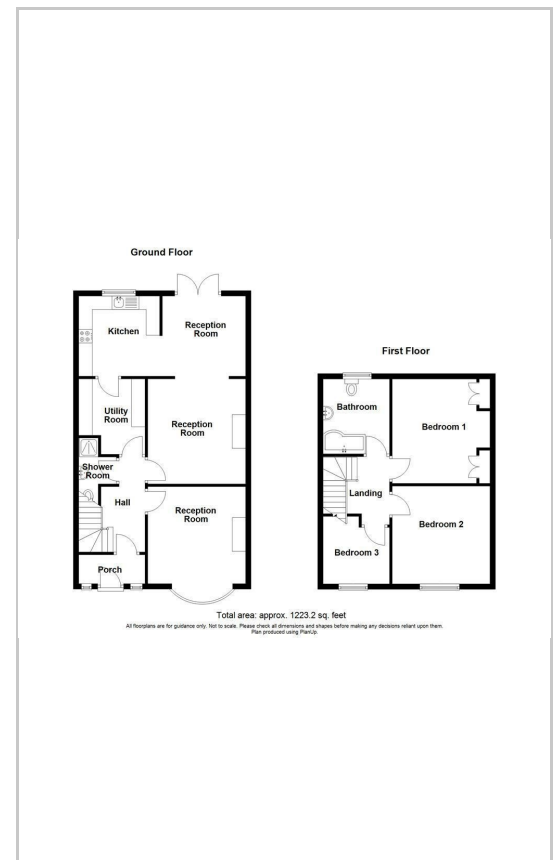
Rear

Enclosed laid to lawn, flagged patio and bedding areas.

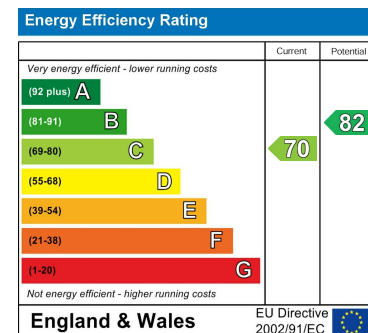
Area Map



Floor Plans



Energy Efficiency Graph



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