

FOR SALE

12, The Hazels, Coppull, PR7 5BN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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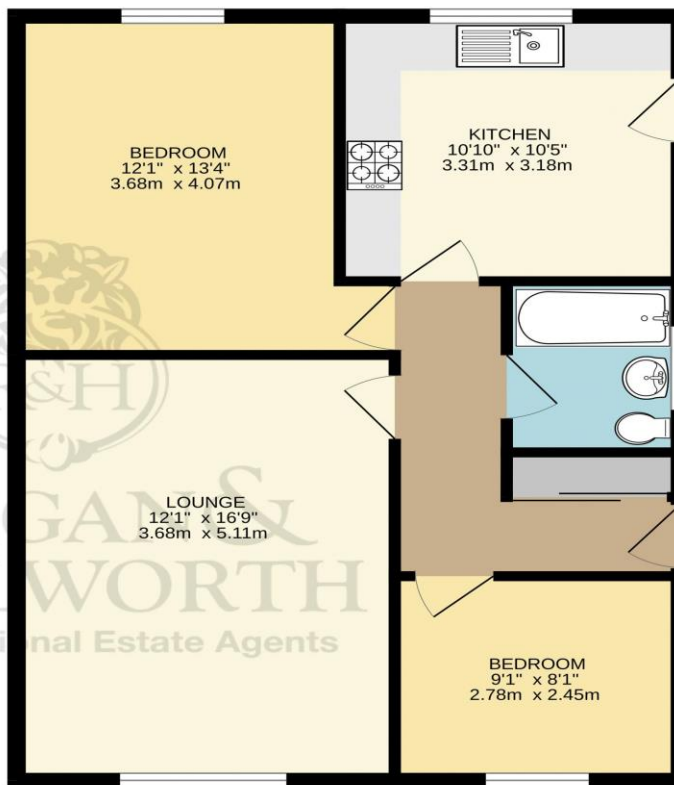
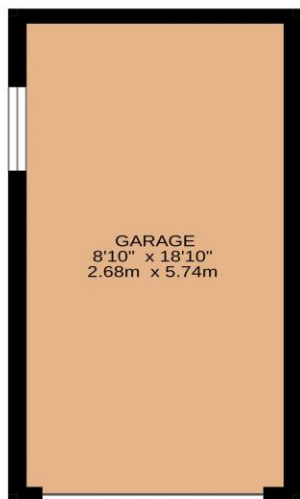
Well appointed detached true bungalow located in a notably quiet little cul-de-sac setting.



- Beautiful detached true bungalow
- Quiet, highly prized cul-de-sac setting
- Private rear garden
- Available chain free
- 2 bedrooms / 1 reception room
- Ideal for retired clients
- Driveway & detached garage
- 804 SQFT

Enviably tucked away in a highly sought after & notably quiet residential cul-de-sac that lies conveniently close to the Coppull's various shops, amenities & transport links - this well appointed & beautifully maintained detached true bungalow is offered to the market with the added benefit of no onward chain and early viewings are highly recommended. Brimming with instant, eye-catching kerb appeal, the bungalow would be ideal for any retired clients seeking the convenience of a one floor property in a popular area that they can downsize into. In brief the bungalow provides; a hallway, main front lounge, two bedrooms, a fitted kitchen plus a modern principal bathroom. Externally, the overall plot is notably private, without being unmanageably large. The gardens are also immaculately maintained to the front and the rear, with the rear being private and not overlooked. To the front is a garden, plus driveway which provides ample off road parking and leads through to a detached brick garage at the rear. Viewings are highly recommended on this superb true bungalow. Freehold. Council Tax Band C. No chain delay.





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TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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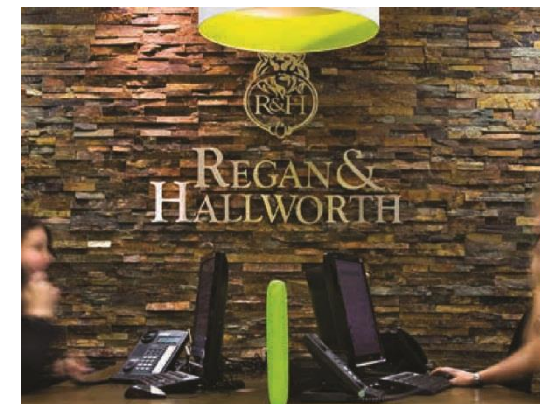
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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