

FOR SALE

58, Lancaster Street, Coppull, PR7 4QB

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

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1996



58, Lancaster Street, Coppull, PR7 4QB

Distinctive high energy efficient new build five bedroom home.



- Stylish and contemporary New Build
- Bespoke Eco design home
- Air Source heating & EV Charger
- Large living kitchen with island
- Five bedrooms / Four bathrooms
- Large garage & separate utility
- Finished to very high specification
- 2059 SQ.FT. / Freehold

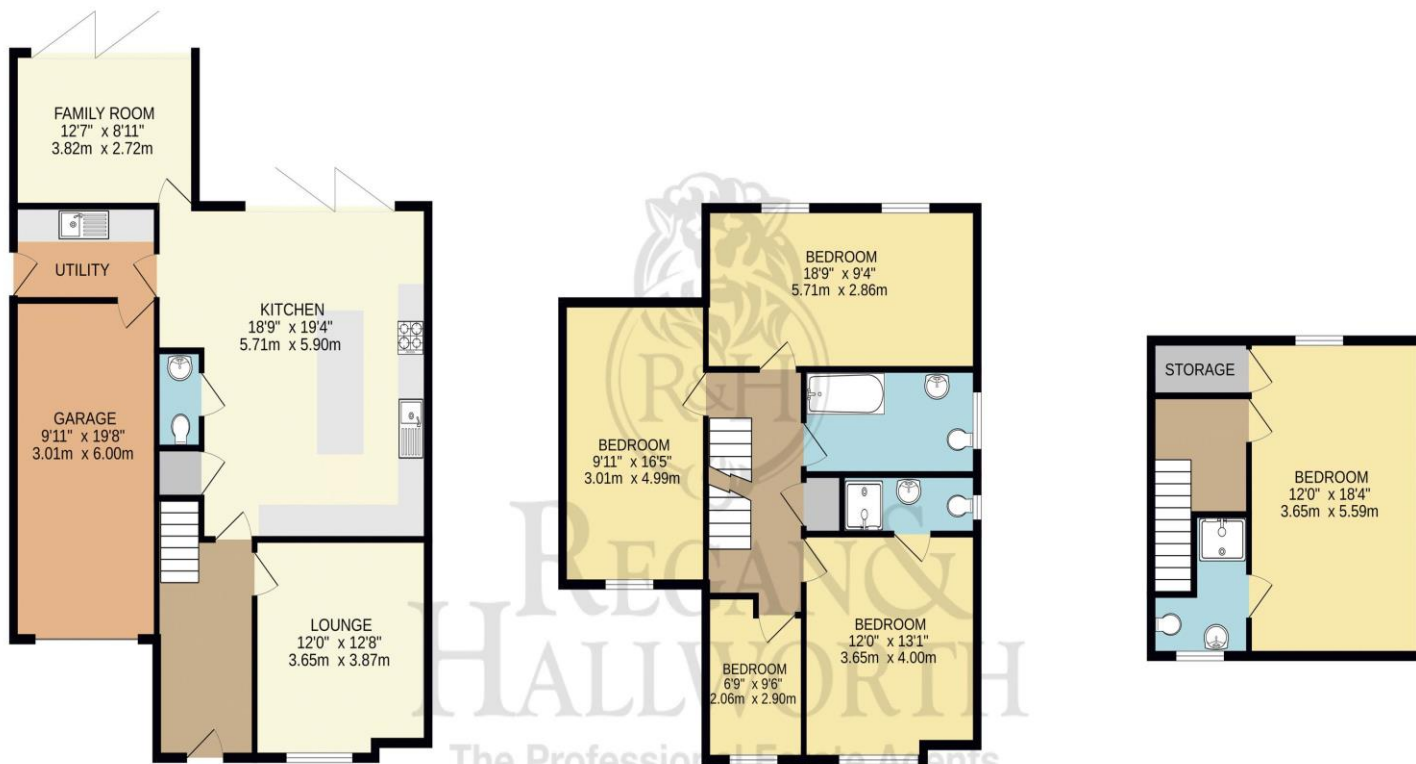
Regan & Hallworth are delighted to offer for sale this eye-catching energy efficient new build detached house that boasts a creative bespoke build and exhilarating modern, luxury accommodation totalling 2059 square feet, that is finished to the very highest specification. Far superior to your standard new build home these properties are also priced competitively with prices starting as low as £450,000 (which equates to just £218.55 per sq.ft.) and come with high quality fixtures and fittings, internal flooring throughout, tarmac driveways, and landscaped gardens.

The house enjoys a discreet location in the popular area of Coppull with ample off road parking to front leading to a large integral garage with electronic up and over door and a unique two tiered garden with a large paved patio with steps leading down to an extensive lawned area. This stunning home spans three floors, showcasing exceptional attention to detail and striking design. There is a spacious front lounge plus a superb open-plan living/dining kitchen, complete with built-in appliances, Quartz worktops, and a large island perfect for entertaining. A separate utility room and a fully insulated sunroom at the rear provide additional stylish family space. The sunroom and kitchen both feature bi-fold doors, creating a seamless transition to the large patio that runs the full width of the house, ideal for outdoor living. Upstairs, you'll find four spacious double bedrooms, including a fantastic top-floor suite, three sleek tiled bathrooms, and a fifth single bedroom or study.

This home is highly insulated and energy-efficient, featuring high-quality double glazing, air source heating, and an EV charger. Downstairs, you'll appreciate the upgraded designer radiators, light and socket switches. The build is now finished with only outside landscaping to be finished by the developer. All these works will be completed prior to a buyer completing on the sale meaning the house is available for a quick sale.



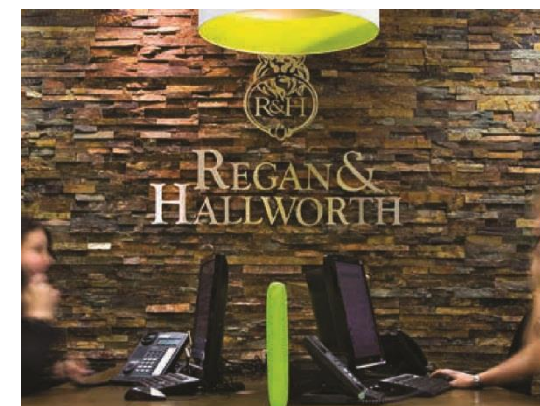




TOTAL FLOOR AREA : 2059 sq.ft. (191.3 sq.m.) approx.

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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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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