

FOR SALE

4, Bentham Street, Coppull, PR7 5AR

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

 ESTD
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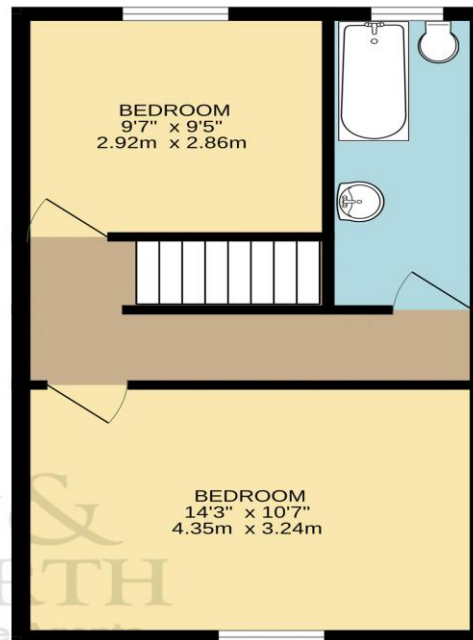
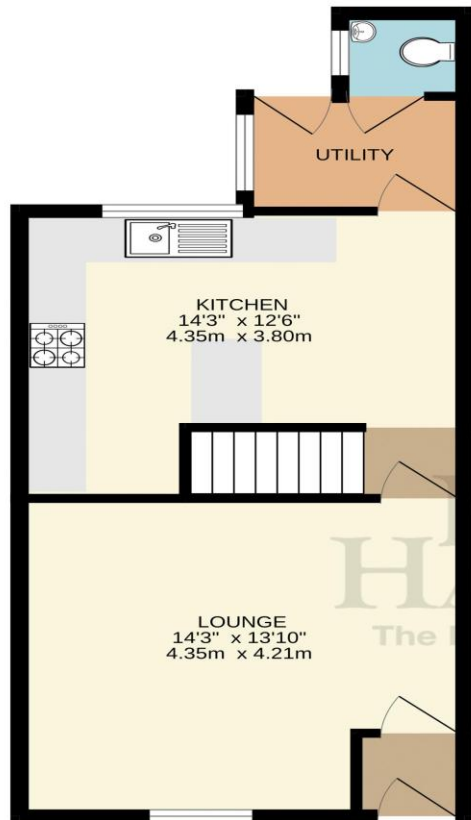
A fantastic starter home



- Victorian Semi-detached House
- Modern décor with plastered finish
- Contemporary bathroom
- Gas central heating / Double glazing
- Two spacious bedrooms
- Good-sized & well appointed kitchen
- Ground floor utility & WC
- 800 SQ.FT.

Regan & Hallworth are delighted to bring to market this keenly priced two-bedroom Victorian semi-detached home, offering spacious, well-presented accommodation that is perfect for first-time buyers seeking a unique property they can move straight into. Thoughtfully renovated throughout by the current owners, the home has undergone a comprehensive programme of improvements. Works include a new flooring and the installation of a good-sized kitchen diner and stylish contemporary bathroom. A standout feature is the clever conversion of the original outbuilding, which has been seamlessly linked to the main house via a small extension to create a highly practical utility room with space for a washer and dryer, along with a useful ground-floor WC. Outside, the rear yard has also been upgraded, finished with new tarmac to provide a clean, low-maintenance and pleasant outdoor area that enjoys a sunny south-westerly aspect. Additional benefits include gas central heating and double glazing, ensuring comfort and energy efficiency.





TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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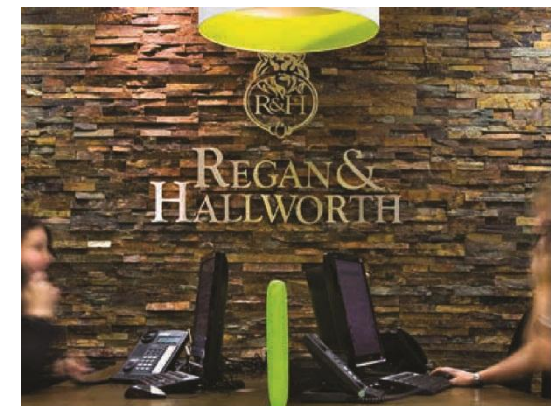
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LR Finance

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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