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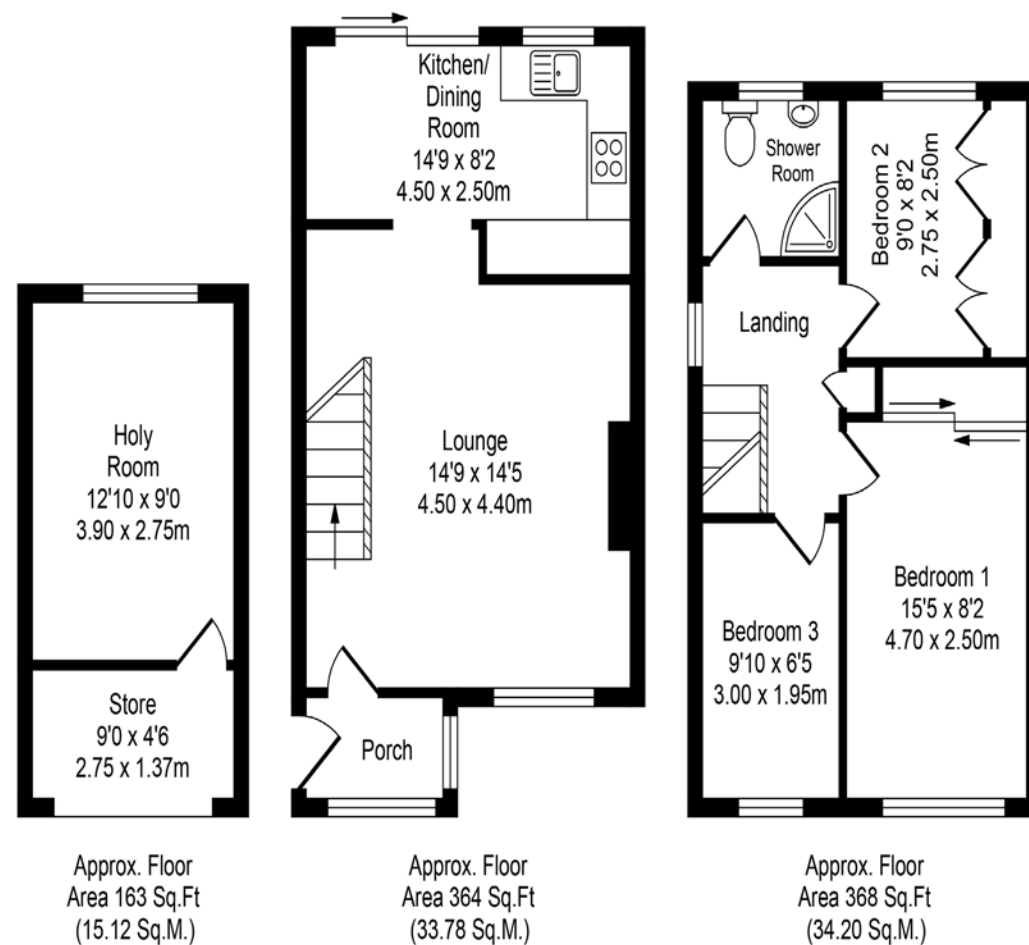
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**ARNOLD & PHILLIPS**  
ESTATE AGENTS

Netherley Road

Total Approx. Floor Area 895 Sq.ft. (83.10 Sq.M.)

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



Tenure: We are advised by our client that the property is Leasehold  
Council Tax Band: B

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THE LUXURY PROPERTY SPECIALISTS

Netherley Road, Coppull

**A&P**



Arnold & Phillips proudly present a promising real estate opportunity: a spacious three-bedroom semi-detached family home located in the charming village of Coppull. While the property is in need of renovation, its strategic location and intrinsic features offer significant potential as a valuable investment, especially for families or individuals eager to customize their living space according to personal preferences.

Situated in the heart of Coppull, this property enjoys the benefits of a peaceful village lifestyle combined with the convenience of nearby amenities and excellent educational institutions. For families with children or those planning for the future, the proximity to renowned schools is a compelling advantage. Additionally, the local amenities promise ease of access to daily necessities, enhancing the quality of life for residents of this neighborhood. The village setting provides a tranquil environment away from the hustle and bustle of urban centers, yet the property is strategically positioned to ensure ease of commuting to larger towns and cities via well-established transport links. For professionals balancing work commitments with a preference for a serene living environment, this feature is particularly appealing.

Upon entering the house, one is greeted by an entrance porch that leads into a generously sized lounge. The lounge is enhanced by the presence of a feature fireplace, adding character and warmth to the space, and the classic layout is completed by stairs ascending to the first floor directly from the lounge. The spacious kitchen dining room represents a significant aspect of the property's charm, offering a practical and communal area for both meal preparations and family dining. The kitchen comes equipped with a range of wall and base units, providing ample storage, and the dining area offers sufficient space for a table, making it a versatile area for family gatherings or culinary creativity. Moreover, the design allows direct access to the rear of the property, promoting a seamless integration of indoor and outdoor living spaces.

The first floor accommodates three well-proportioned bedrooms, each featuring additional storage options, thus ensuring functional, private living spaces for family members or guests. The main bathroom, a three-piece shower room, reflects modernity while possibly requiring updates to align with contemporary standards of finish and decor, offering prospective buyers the chance to personalize these intimate spaces according to their tastes.

Externally, the property boasts gardens that are designed for easy maintenance, located at both the front and rear, highlighting an opportunity for homeowners to develop personalised landscapes or outdoor entertainment areas to suit their lifestyle preferences. Furthermore, the practical aspect of the property is enhanced with a driveway providing off-road parking, leading to a single garage. This feature is crucial for households with vehicles, ensuring security and convenience. Additionally, the property offers the significant advantage of having a hobby room and a store room, which provide flexible spaces to store belongings or develop personal interests and hobbies.







**KEY FEATURES**

- Spacious Semi Detached Property
- Three Well Proportioned Bedroom
- Circa 895 Square Feet
- Good Sized Lounge
- Kitchen Diner
- Gardens to Both Front and Rear
- Driveway Parking
- Detached Garage
- Village Location





