

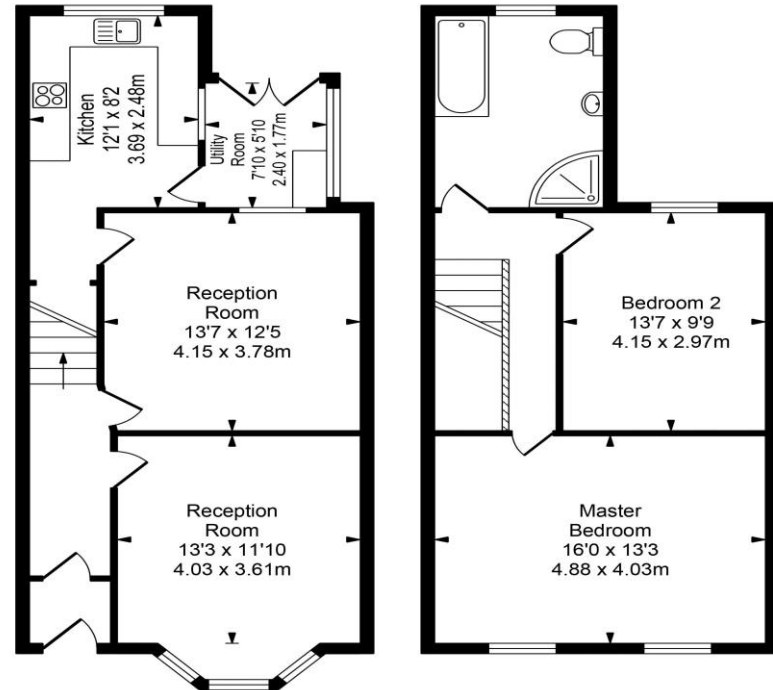


Preston Road, Coppull

Preston Road, Coppull

Preston Road, Coppull
Total Approx. Floor Area 1144 Sq.ft. (106.28 Sq.M.)

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



Energy Efficiency Rating	
Current	Potential
	79
	65

Environmental Impact (CO ₂) Rating	
Current	Potential
	73
	58



01257 241173

enquiries@arnoldandphillips.com

arnoldandphillips.com

Asking Price £160,000

arnoldandphillips.com

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This well presented two bed end-terraced property would make a superb first time buy, being a perfect prospect for those looking to take their first excited leap onto the housing ladder. The location is every bit as appealing, being situated in a most convenient location between the two bustling villages of Coppull and Standish, each with a host of local shops and amenities, whilst the vibrant town centres of both Chorley and Wigan are also within easy reach, along with the motorway network, which will be ideal for those with a commute to consider. Worthy of particular note, however, is the proximity to delightful countryside, with an open aspect to the rear over adjoining farmland and plenty of pretty walks close by when one is wishing to relax away the stresses of the day with a stroll with the dogs.

The accommodation itself is of an impressive size, extending to in excess of 1,140 square feet in total; entering via the entrance porch and into the reception hallway with its staircase to the first floor, from where both of the two reception rooms can be directly accessed. These two generous 13' spaces offer wonderful flexibility of use depending on a new owner's preference as to where they would wish to position their lounge or indeed if they have some other use in mind, such as a formal dining room, playroom or work space. The front-facing reception room is filled with natural light via the large feature bay window, whilst there is a feature fireplace with inset coal-effect living flame gas fire. The rear reception room is currently utilised as the main snug-style lounge, enjoying a lovely warm and cosy ambience, owing in no small part to the delightful log burner, which conjures images of frosty winter evenings huddled around a crackling fire. The off-lying 12' kitchen has been re-fitted with a modern range of high-gloss wall and base units in grey, with complimentary laminated work surfaces and space for all one's appliances, whilst there is a most useful utility porch which offers practical space for those essentials. If one ventures up to the first floor, two spacious double bedrooms will be revealed, both of which benefit from built-in wardrobes, including the superbly proportioned 16' master bedroom, which could be divided to create a third bedroom, if required. The sizeable family bathroom completes the accommodation, being fitted with a four-piece suite in white, comprising of WC, vanity wash hand basin, panelled bath and separate shower cubicle.

Externally, the property is garden-fronted, whilst the low-maintenance rear garden is a lovely environment in which to relax with a glass of wine whilst enjoying the beautiful open aspect in total privacy; being mainly laid with artificial turf and paving. We would highly recommend an internal inspection of this lovely home.

