

Chris Ball

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33 Wigan Lane

Coppull, Chorley, PR7 4BN

A superb two bedroom mid cottage engaging pleasant open aspect to the rear. Pleasantly situated in this popular residential area the property benefits from many attractive features and can only be fully appreciated by an initial viewing. The accommodation comprises of entrance hall, lounge with feature fireplace with wood burner, separate dining room and fitted kitchen with hob and oven to the ground floor with with two double bedrooms, bedroom one with walk in wardrobe and fantastic wet room to first floor. An excellent purchase for the first time buyers or retired couple.

£174,950

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- Lounge with Superb Feature Fireplace with Log Burner
- Gas Central Heating / Double Glazed Windows
- Beautiful Modern Wet Room
- Separate Dining Room
- Two Double Bedrooms
- Bedroom Two with Built in Wardrobes
- Fitted Kitchen with Hob and Oven
- Master Bedroom with Walk in Wardrobe
- Pleasant Open Aspect to the Rear

Entrance Hall

Tiled floor, radiator.

Dining Room

10'11 x 10'10 (3.33m x 3.30m)

Feature fireplace with open fire, beamed ceiling, built in cupboard, radiator.

Lounge

14'9 x 12'9 (4.50m x 3.89m)

Superb feature fireplace with log burning stove, tiled flooring, radiator, beamed ceiling, staircase to first floor, understairs storage cupboard, patio doors to rear garden.

Kitchen

8' x 5'10 (2.44m x 1.78m)

Range of fitted wall and base units with granite worktops incorporating bowl and a half sink unit. Gas hob, oven, extractor fan, built in microwave, tiling between units, stable door to rear garden.

Landing

Bedroom One

15'3 into 10'11 x 10'9 (4.65m into 3.33m x 3.28m)

Spacious walk in wardrobe with built in cupboard and shelves, two radiators.

Bedroom Two

12'5 x 9'10 (3.78m x 3.00m)

Two built in wardrobes, radiator, oak flooring, feature fireplace, wall mounted gas central heating boiler in cupboard.

Shower Room

A beautiful three piece shower room with large walk in shower, low flush toilet, feature wash hand basin, eye ball lighting, towel rail, partly tiled walls, tiled flooring.

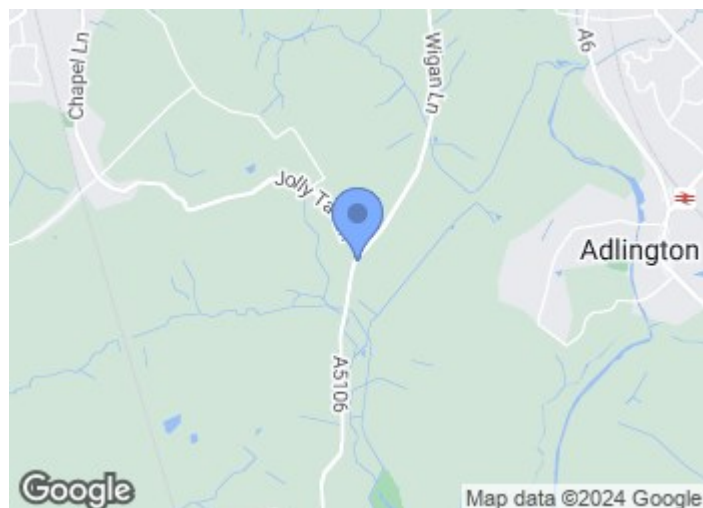
External

The rear garden is accessed via the rear of the row of terrace houses. Enclosed rear

garden walled/fenced with gate. Electric and water, garden shed.

PROPERTY MISDESCRIPTION ACT 1991.

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Directions





Floor Plan

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