



## Jolly Tar Lane, Coppull, Chorley

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to market this charming property, a NO ONWARDS CHAIN home situated in a picturesque location on the outskirts of Coppull, Chorley. This delightful residence is in need of some modernization but is perfect for those seeking a project home. Enjoying beautiful front views, it offers easy access to both the towns of Chorley and Wigan, providing a sought-after village lifestyle.

On the ground floor, you are welcomed into a spacious front lounge with a feature fireplace, creating a warm and inviting atmosphere. Transitioning seamlessly, a sliding door leads into the family dining room, where an open staircase, fitted storage, and a desk beneath it add a touch of practicality and style. The kitchen, located at the rear, offers through access to the garden, providing a convenient and functional layout for daily living.

Ascending to the first floor, you'll find two bedrooms, with the master bedroom boasting fitted wardrobes and storage space. Accompanying these bedrooms is a three-piece shower room, adding a touch of convenience to this character-filled home.

Moving outside, the property features parking to the front, on the road. The rear garden offers a delightful space with an astro-turfed lawn and a patio area. There is also ample outdoor storage that is also available, enhancing the practicality of the home.

This property's sought-after village location, combined with its potential for a village lifestyle, makes it a unique opportunity for those looking to create their dream home. With its charm, convenient layout, and proximity to local amenities, this residence is a promising canvas for personalization and transformation.





















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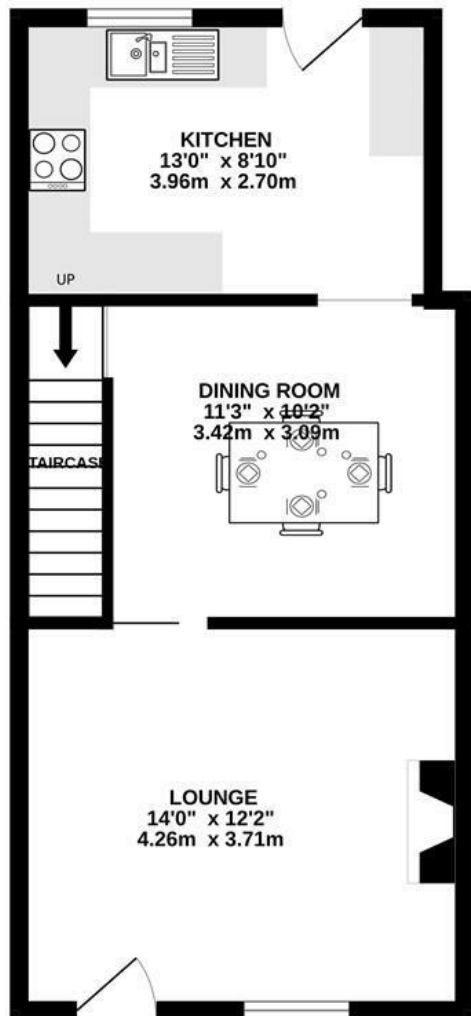
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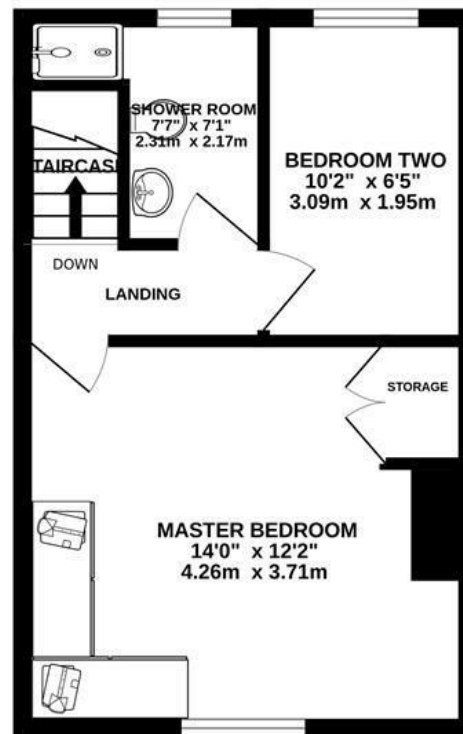




GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.

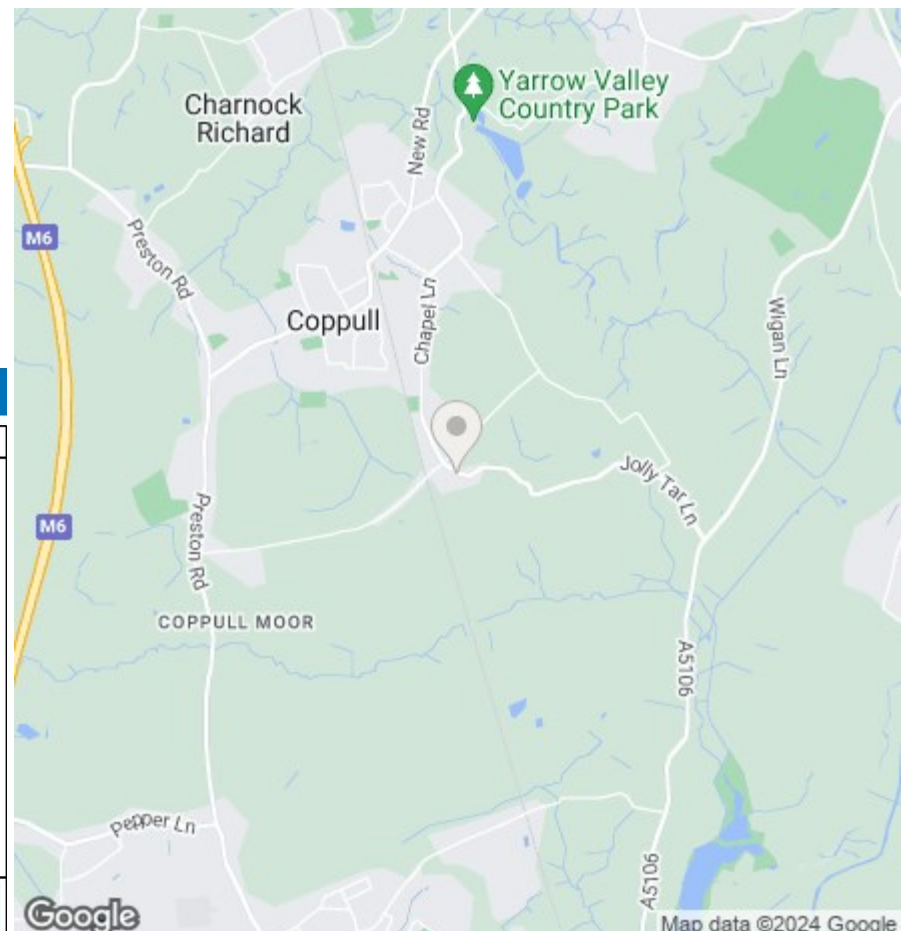


TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	