



Springfield Road North, Coppull, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to the market this delightful two bedroom, semi detached bungalow located on a quiet cul-de-sac in the village of Coppull presented with NO ONWARDS CHAIN. This quaint property is in need of some internal modernisation, but would be an ideal property for couples or those looking to downsize, there is potential to extend should you need more living space. The home is next to the doctor's surgery, library and bus stop and within close proximity to Chorley town centre with its popular markets, supermarkets and amenities with fantastic travel links to nearby towns and cities via the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, upon entering you'll find yourself in the spacious lounge. This generously sized room allows for a large sofa set and furnishings along with a fireplace and access to the majority of other rooms. To the right of the lounge lies the kitchen with ample worktops and room for freestanding appliances. There is an integral storage cupboard/pantry and additional external access here leading down the side of the home.

Moving through you'll find the three piece family bathroom with stand in shower and two good sized bedrooms, sufficient in size to comfortably accommodate a double bed.

To the rear a large garden, primarily lawned throughout and not overlooked by neighbouring properties which easily allows for the property to be extended. To the front lies a good sized easy to maintain lawn and drive with space for two cars, that extends down to the rear.



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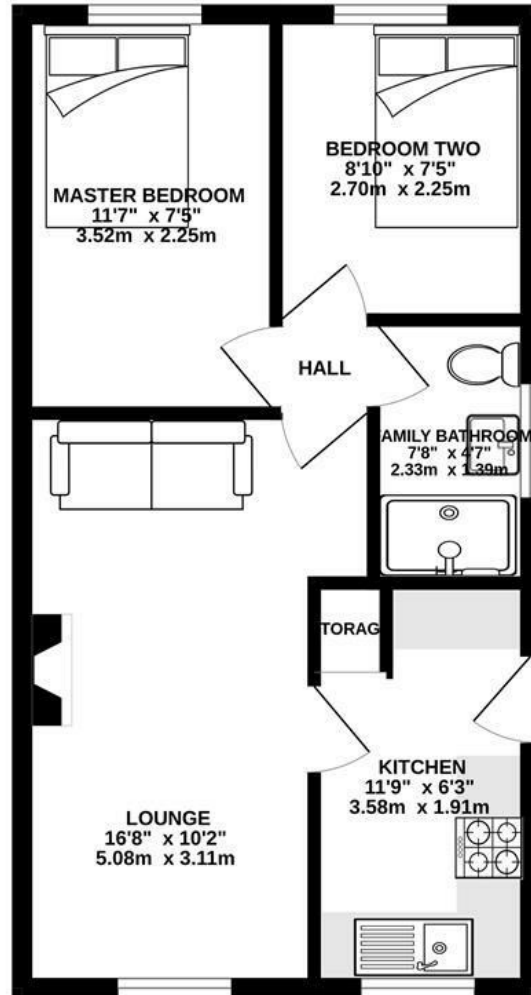








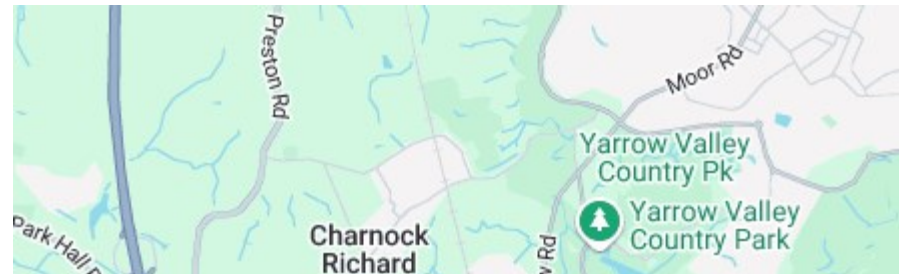
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.4 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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