



## Mill Lane, Coppull, Chorley

**Offers Over £259,995**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented, four bedroom, town house property in the sought after village of Coppull, Chorley. This would be an ideal family home offering excellent indoor and outdoor space throughout. The home is within close proximity to Chorley town centre and its superb local schools, shops 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, the property briefly comprises of a welcoming entrance hall that leads straight into the lounge. The spacious front lounge gives access to the under-stair storage, receives an abundance of light from the front facing window and allows for a large sofa set and furnishings. Access to the modern kitchen/diner can be found off the lounge and offers integrated appliances throughout such as an induction hob/oven, dishwasher, and fridge/freezer. Adjacent to the kitchen lies ample room for a large family dining table along with access to the conveniently located WC and patio doors leading out into the rear garden.

Moving up to the first floor, you'll find three of the four bedrooms. Each are presented to a high standard throughout, with bedroom two and three sufficient in size to accommodate a double bed. You'll also find the gorgeous family bathroom with a three piece suite and over the bath shower and stairs leading to the second floor just off the landing.

Continuing up to the second floor, you'll find the generous master bedroom that takes up the entirety of the space. It is here you'll find a private three piece ensuite with Velux window.

Externally, to the front of the property is a driveway that leads down to the side of the home capable of accommodating 2/3 cars off road. To the rear is a large secluded garden primarily lawned throughout with some flagged areas ideal for outdoor seating. Behind lies a public walkway that leads to local countryside walks as well as a nearby forest - perfect for families with children and pets. Notable features include upgraded tiles throughout the kitchen and bathrooms. Sitting on a quiet cul de sac this lovely home benefits from not being overlooked to the front or rear. Don't miss out on the opportunity to make this house your new home.









BEN  ROSE



BEN  ROSE







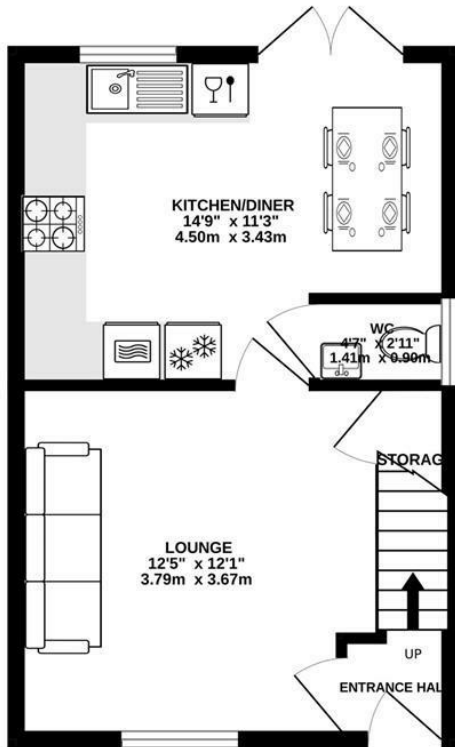




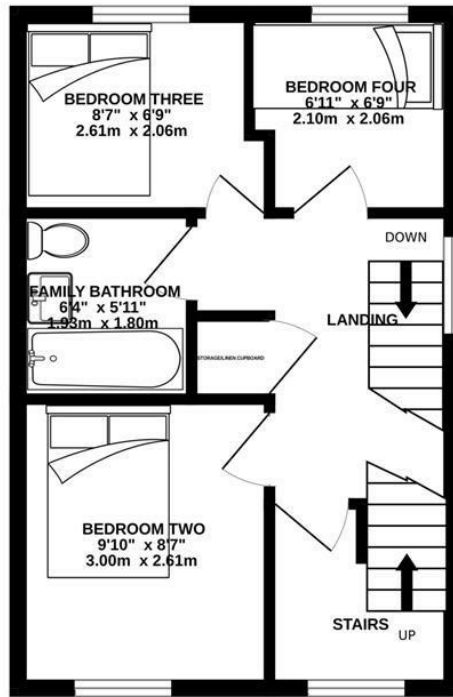




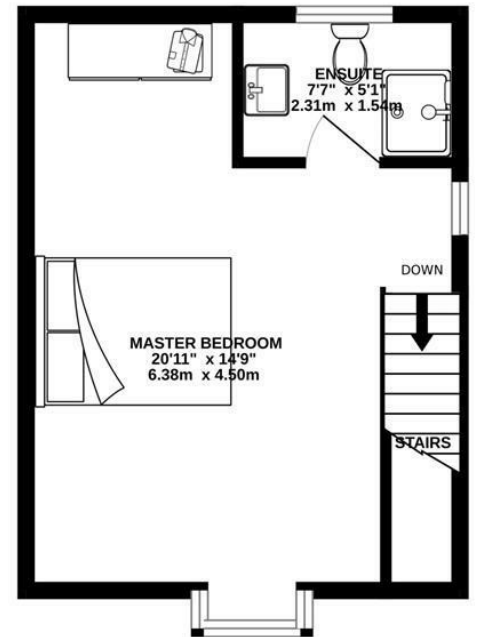
GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



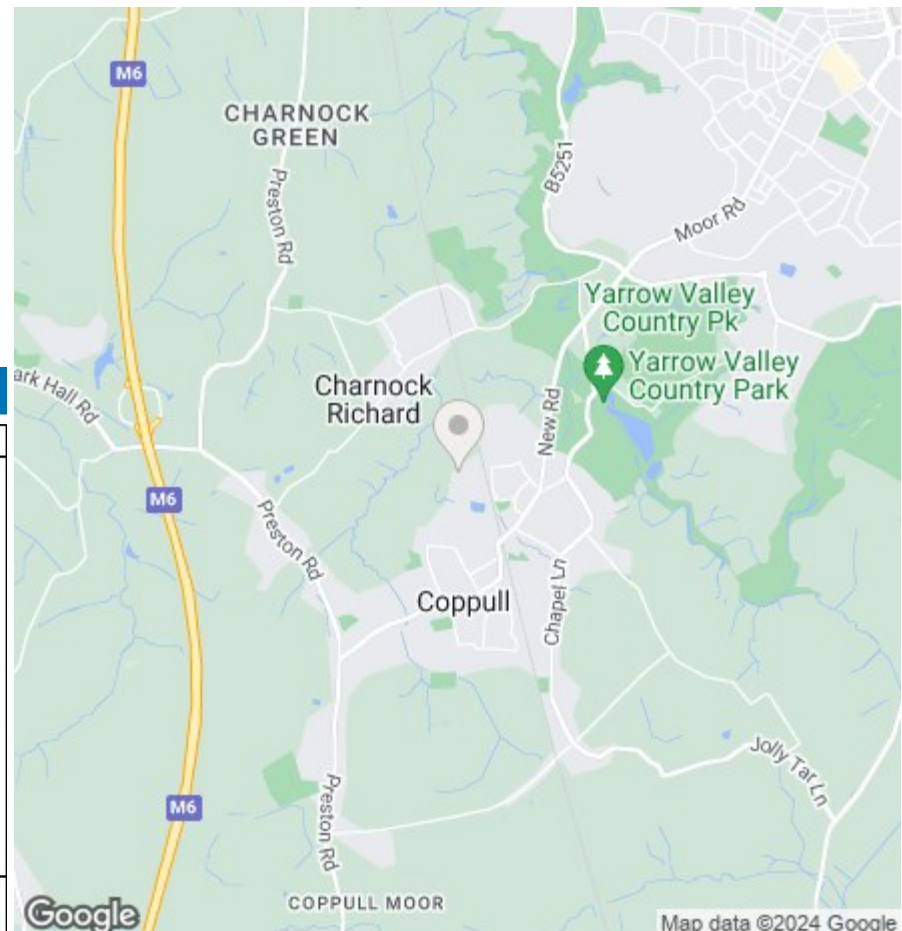
2ND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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.  
Made with Metropix ©2024

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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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	