



Burwell Avenue, Coppull, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached property located in the picturesque village of Coppull. Nestled within a peaceful residential area, this home offers a unique opportunity for those looking to embark on a renovation project. The property is offered with NO ONWARDS CHAIN and is conveniently situated near local shops, cafes, and excellent travel links to the nearby town of Chorley, ensuring easy access to a variety of amenities and transport options.

As you enter the property, you are welcomed into a bright and airy reception hall that sets the tone for the rest of the home. The spacious lounge, located at the front of the house, provides an inviting space perfect to put your own spin on the decor. Continuing through the home, you will find the kitchen at the rear, which features ample storage options and under-stair storage, making it both practical and functional. Adjacent to the kitchen, there is a convenient storage room, offering additional space for household essentials.

Moving to the first floor, you are greeted by an open landing that leads to three well-proportioned bedrooms, each offering potential for personal touches. This floor also includes a separate bathroom and WC, providing convenience and privacy for the household. These rooms present a blank canvas for customization, allowing the new owners to create their ideal living space.

The exterior of the home is equally appealing, starting with a gated front garden with a well-maintained lawn, offering a welcoming first impression. To the rear, the generous garden space is a highlight, featuring ample seclusion, a large central lawn, and the potential for various outdoor activities and landscaping projects.

In summary, this property in Coppull is perfect for those looking to create a personalized home in a desirable location. With its generous outdoor space, excellent local amenities, and the opportunity to renovate, this home offers immense potential for its next owners.





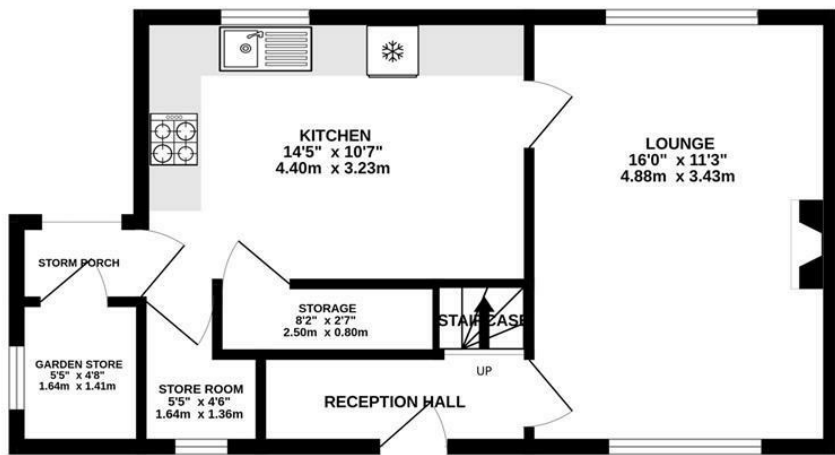




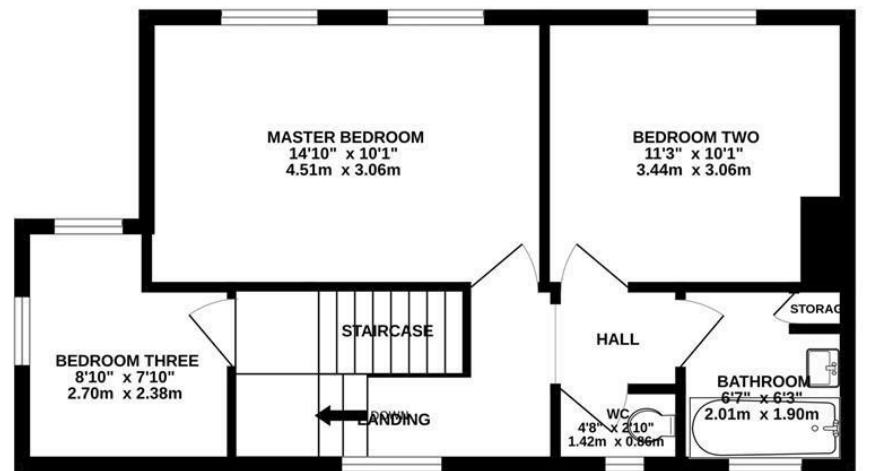




GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.

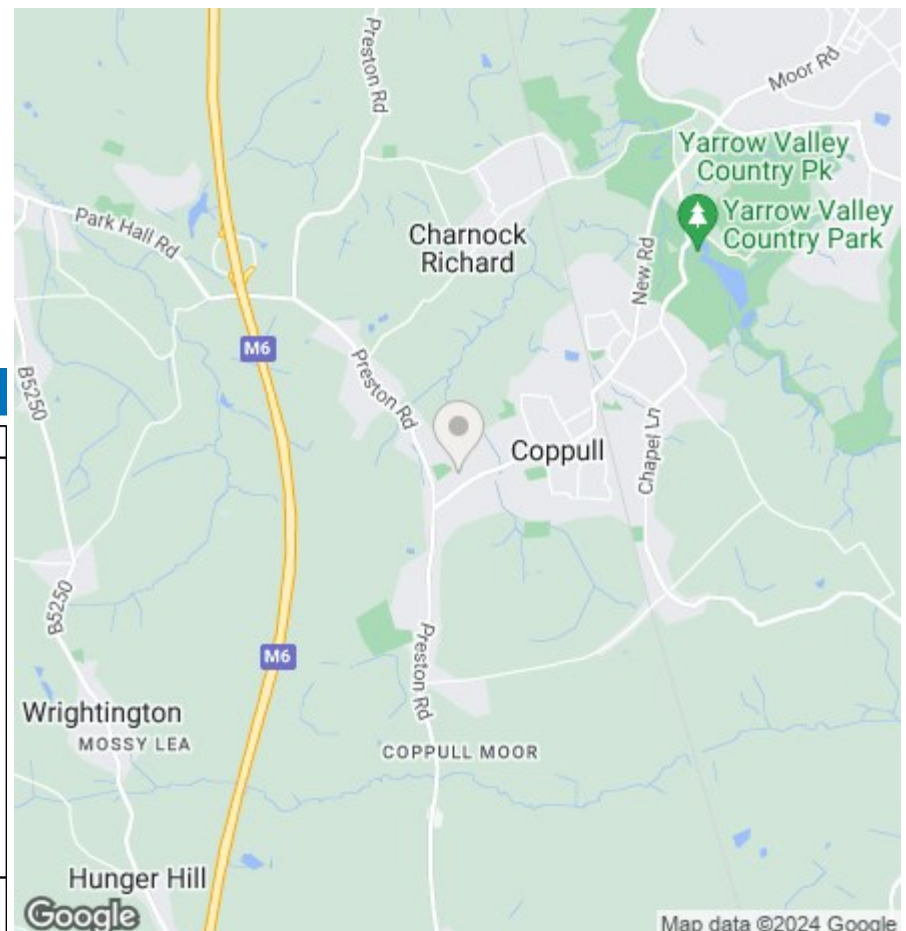


TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

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) A		
(81-91) B		
(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	