



Springfield Road North, Coppull

Offers Over £149,995

Ben Rose Estate Agents are pleased to present this delightful two-bedroom, semi-detached bungalow located in the sought-after village of Coppull. The property is conveniently situated close to Chorley town center, which boasts popular markets, supermarkets, and various amenities. It also features fantastic travel links to nearby towns and cities via public transport and the M6 and M61 motorways. Early viewing is highly recommended to avoid potential disappointment.

You will step into the property through the welcoming entrance porch, leading directly into 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, integrated oven and hob with room for freestanding appliances. There is an integral storage cupboard/pantry and additional external access here leading down the side of the home.

Continuing through, you will find the master bedroom, which benefits from integrated storage. The second bedroom is currently utilized as a dining room, offering versatility to the home. The three-piece shower room, featuring a stand-in shower, completes the internal offerings.

Externally, the property boasts an enclosed stone garden at the front, alongside a paved driveway that runs down the side of the property to the detached garage, offering off-road parking for multiple vehicles. The detached garage is equipped with electricity and is accessed from the front by an up-and-over door, with side access via a single door. At the rear of the home is a low-maintenance flagged garden, perfect for relaxing and enjoying the outdoor space.





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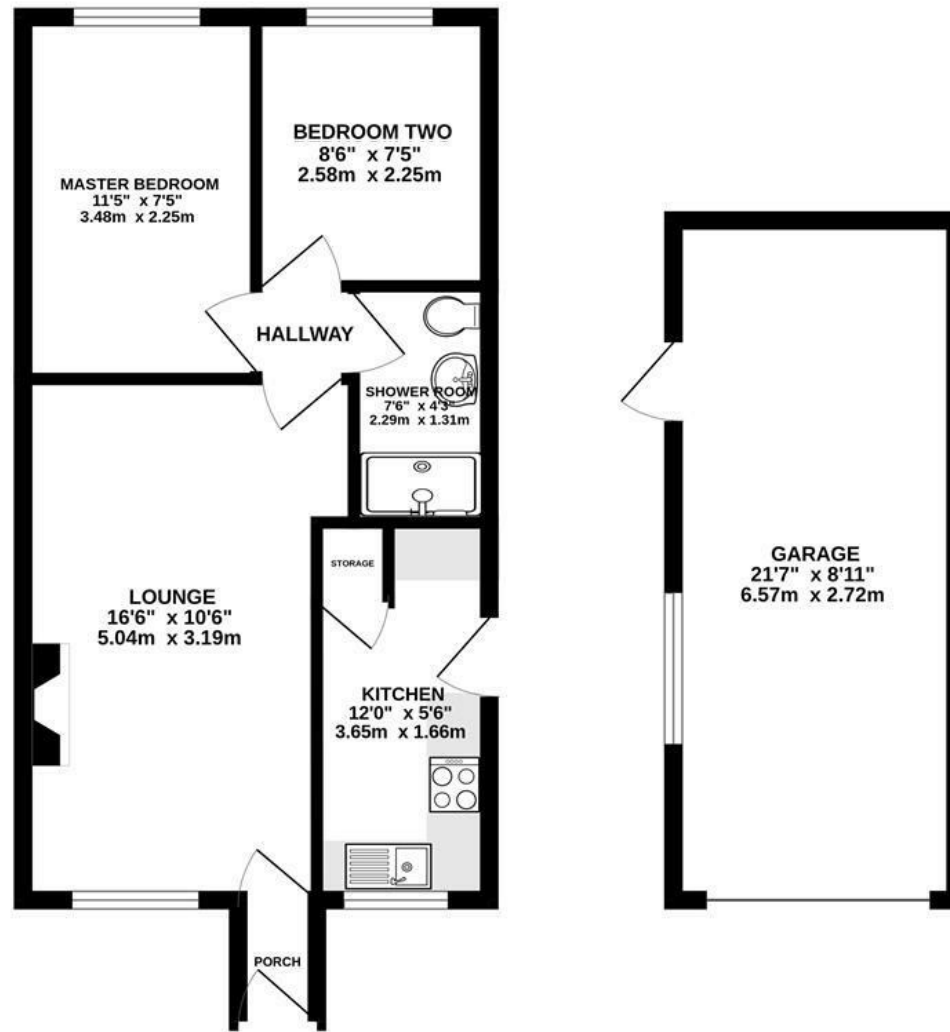
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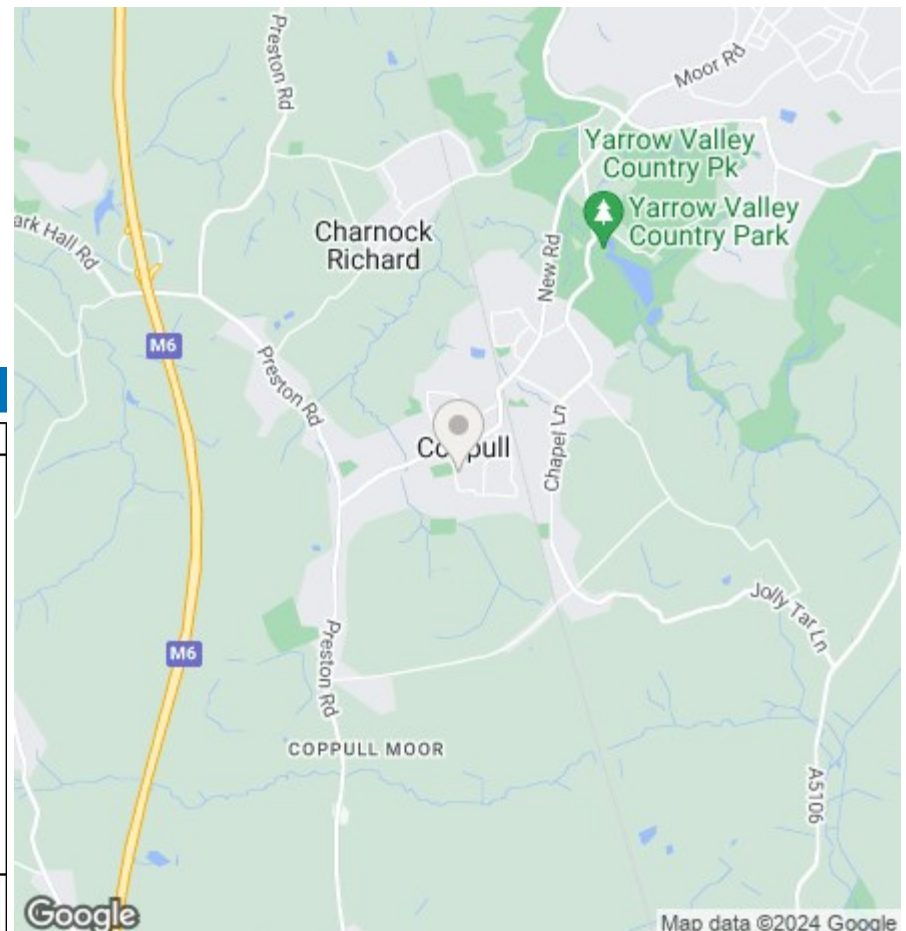


GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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			88
(81-91) B			
(69-80) C		69	
(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 (CO ₂) 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	