



Mill Lane, Coppull, Chorley

Offers Over £49,995

**** SHARED OWNERSHIP PROPERTY 25%/75% SPLIT WITH JIGSAW HOMES ****

Ben Rose Estate Agents are pleased to present this well-presented three-bedroom townhouse in the sought-after village of Coppull. Ideal for a couple or small family, this home offers ample indoor and outdoor space. 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.

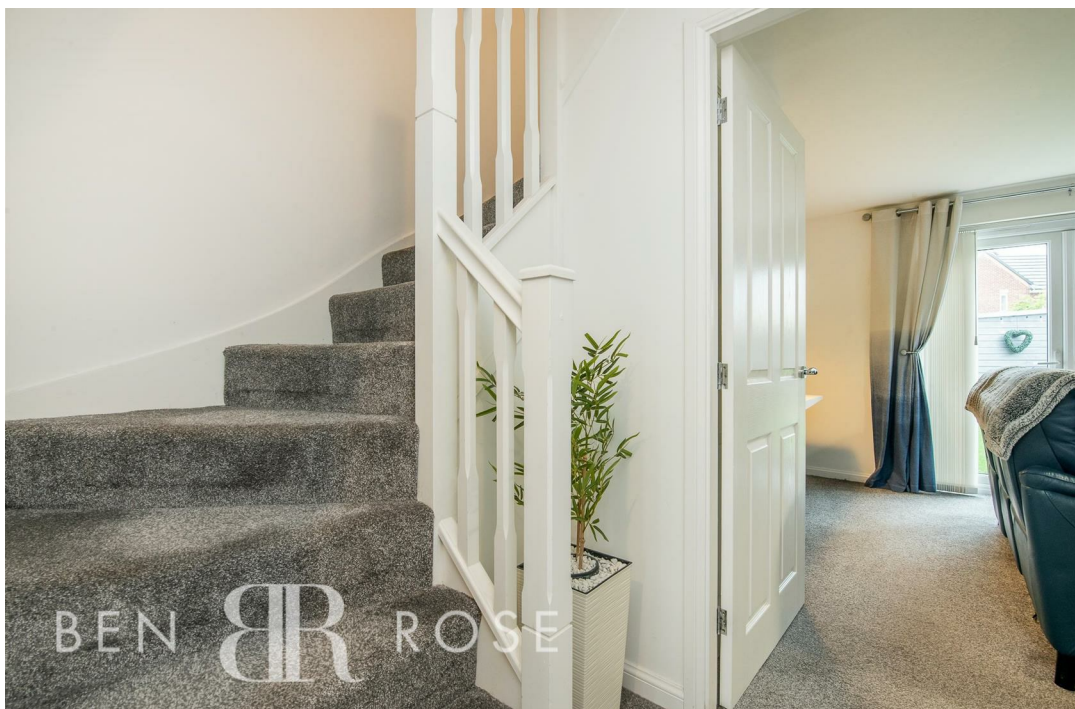
The property features a welcoming entrance hallway, which provides access to all ground floor rooms and includes a staircase leading to the upper level. On the right, there is a modern fitted kitchen equipped with an integrated oven, hob, fridge, and freezer, along with additional space for freestanding appliances. Continuing through, you will enter the spacious lounge/diner, which includes convenient understairs storage and double patio doors leading to the rear garden. A convenient WC off the hallway completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, two of which are doubles. Additional storage is available on the landing, and a three-piece family bathroom with an over-bath shower completes this floor.

Externally, the front of the property boasts a driveway with off-road parking for two vehicles. The rear features a well-maintained garden with low-maintenance faux lawn and a flagged patio area.





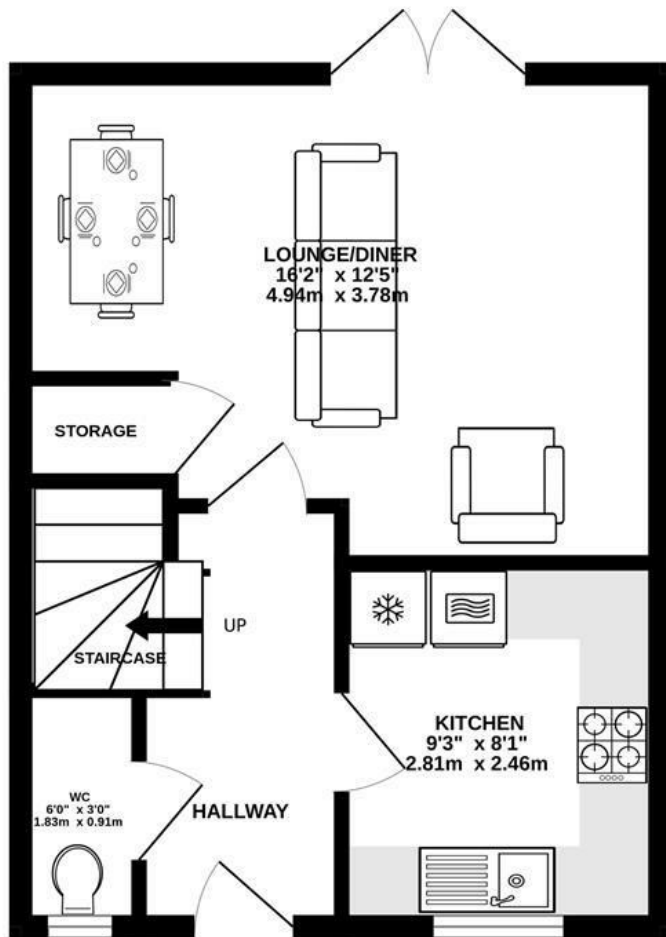




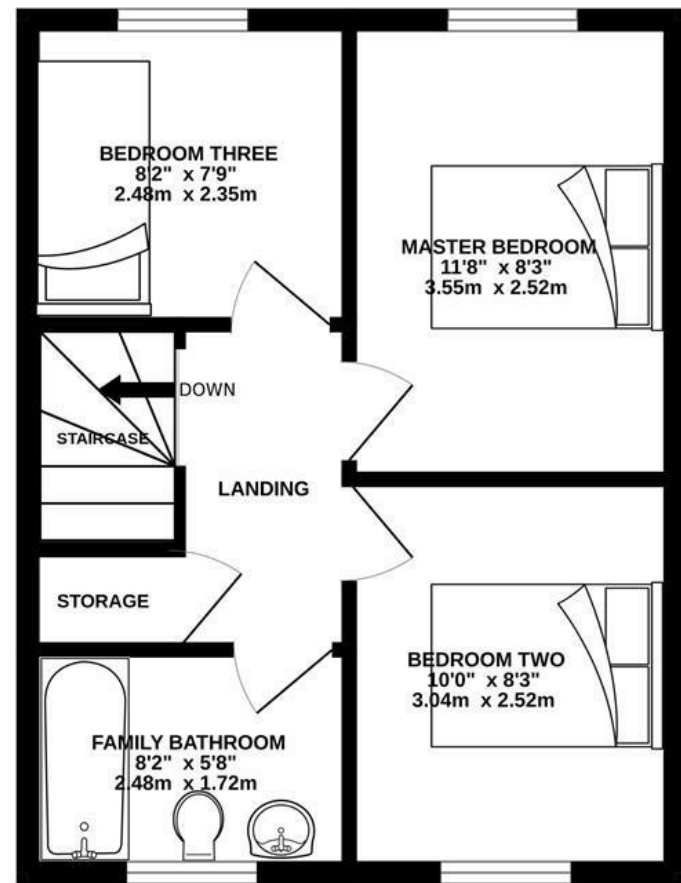




GROUND FLOOR
350 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.

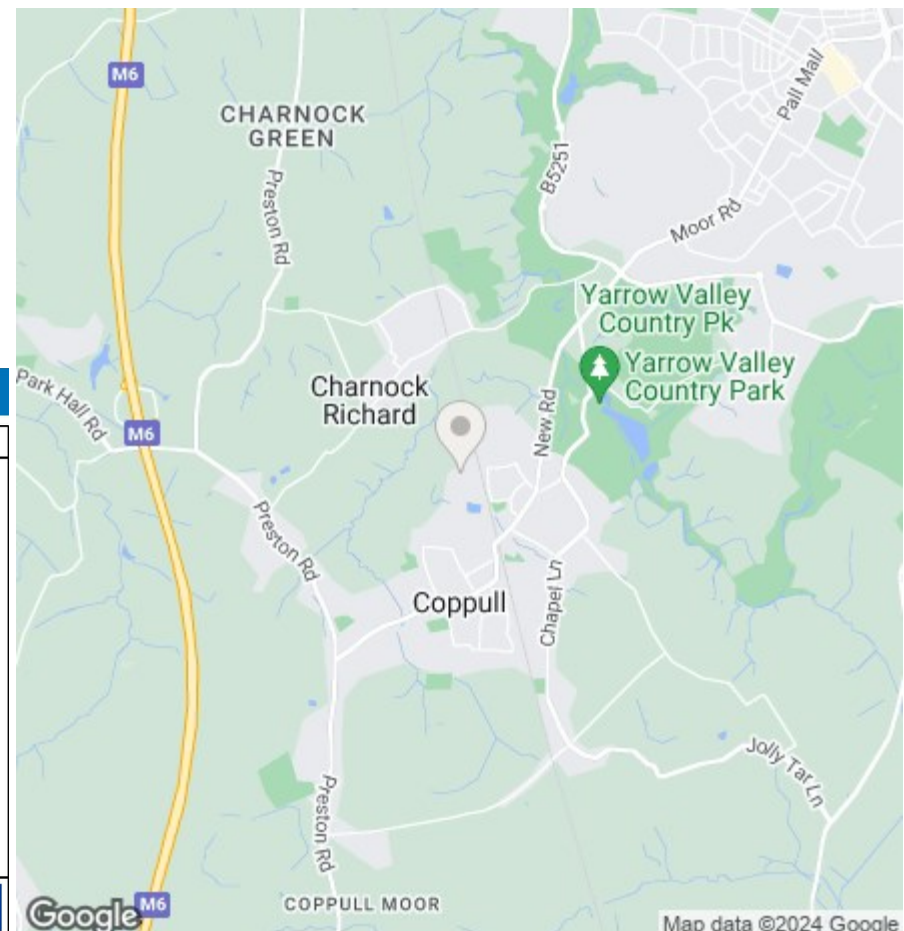


TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

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		97
(92 plus) A		
(81-91) B	84	
(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	