



## Spinners Close, Coppull, Chorley

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced property in the desirable area of Coppull, Chorley. Situated just a 15-minute drive from Chorley Town Centre, this delightful home offers both convenience and tranquility. Local amenities are within easy reach, ensuring daily essentials are never far away. For those who enjoy outdoor pursuits, the beautiful Yarrow Valley Country Park is only five minutes away, providing an array of scenic walking routes through the countryside. Excellent travel links, including local bus routes and the nearby M6 motorway, make this location ideal for commuting and exploring further afield.

As you enter the property, you are greeted by a welcoming entrance hallway that leads to all the ground-floor rooms. To the left, there is a convenient WC, perfect for guests. Continuing down the hall, the second door on your left opens into a cozy lounge area, perfect for relaxation. The lounge seamlessly flows into the kitchen/dining room, creating a versatile space for both everyday living and entertaining. The kitchen is well-equipped with integrated appliances, including a gas hob and oven, and offers ample space for freestanding appliances. Double doors from the kitchen open out to the rear garden, allowing for easy access to outdoor space.

Heading upstairs to the first floor, you will find a master bedroom at the front of the property. This room features a large window, built-in wardrobe, and a modern three-piece en-suite for added privacy and convenience. The second bedroom also benefits from natural light through its window and includes loft access, providing additional storage space if needed. The first floor is completed by a three-piece family bathroom, perfect for accommodating the needs of a growing family or guests.

Externally, the property offers a well-maintained front path with greenery, adding to the home's curb appeal.

A driveway at the back of the house provides parking for one car, with easy access either through the garden's back gate or around the house. The rear garden is a wonderful feature of the property, boasting a lawn area ideal for children to play and perfect for outdoor relaxation. This property is the perfect blend of comfort, convenience, and charm, making it an ideal home for first-time buyers or those looking to downsize.







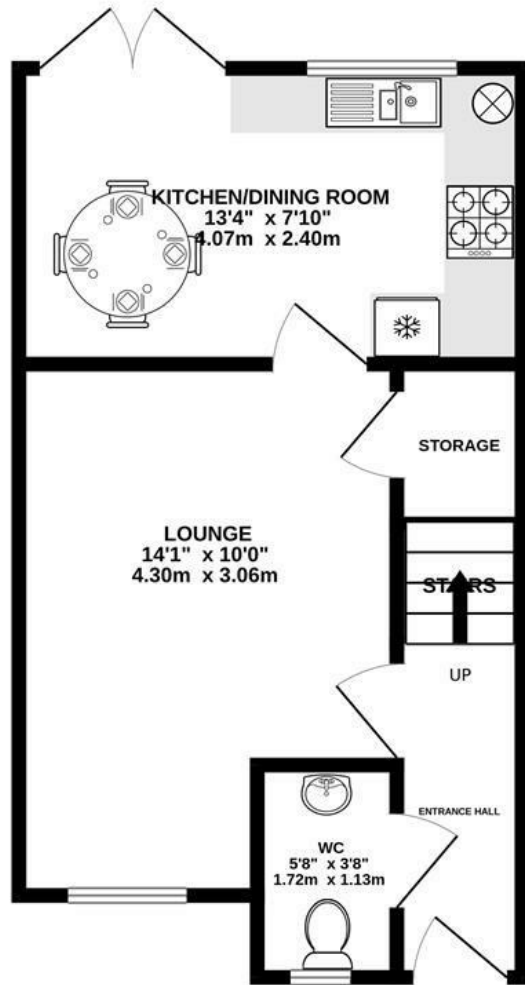




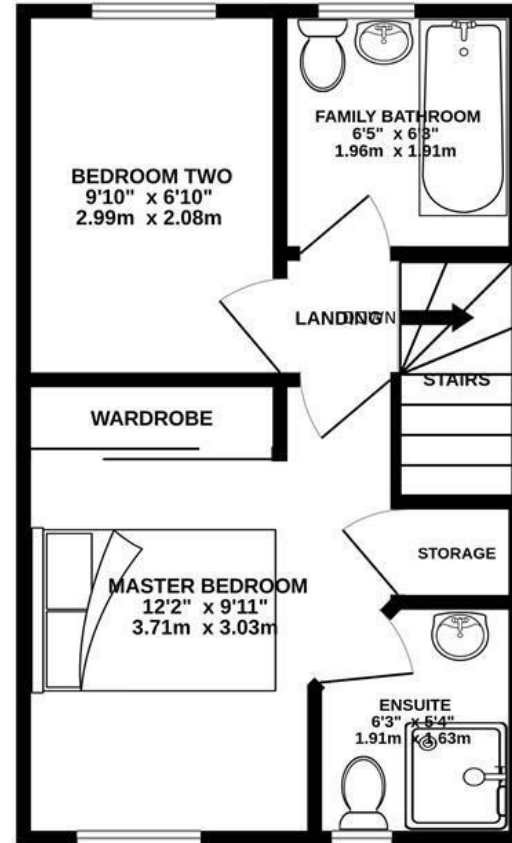


# BEN ROSE

GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.

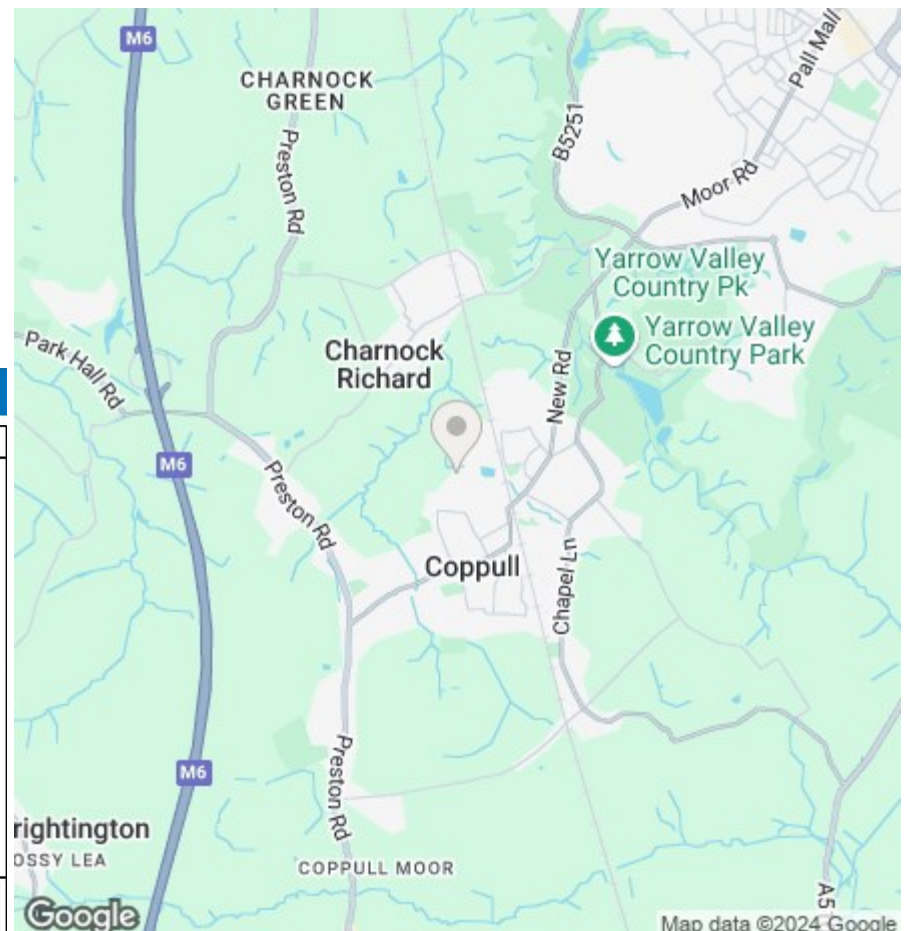


TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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	