



Preston Road, Coppull, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced house in the heart of Coppull. This delightful home is full of character, featuring both a loft room and a cellar, making it a versatile space for a variety of needs. Situated in a convenient location, the property is within close proximity to local amenities, including shops, schools, and parks, with excellent travel links to nearby towns and cities.

As you enter the home, you are welcomed into a cosy vestibule that leads directly into the spacious lounge. The lounge is the perfect place to relax and unwind, and it also offers access to the cellar, providing additional storage space. Moving through the ground floor, the dining room provides a great area for entertaining, seamlessly connecting to the well-equipped kitchen, which features ample counter space and cabinetry for all your culinary needs.

On the first floor, you'll find a well-lit landing that leads to the generously sized master bedroom. The family bathroom on this floor is tastefully designed and easily accessible from both bedrooms. Bedroom two, also a good size, provides access to the second floor where the loft room offers additional living space and storage.

Outside, the property benefits from a low-maintenance rear garden, ideal for enjoying warm evenings or creating a small outdoor retreat. On-street parking is available at the front of the property, offering convenient access for residents.

In summary, this beautifully presented terraced house in Coppull is an excellent choice for first-time buyers or those looking to downsize, offering both charm and practicality in a desirable location.



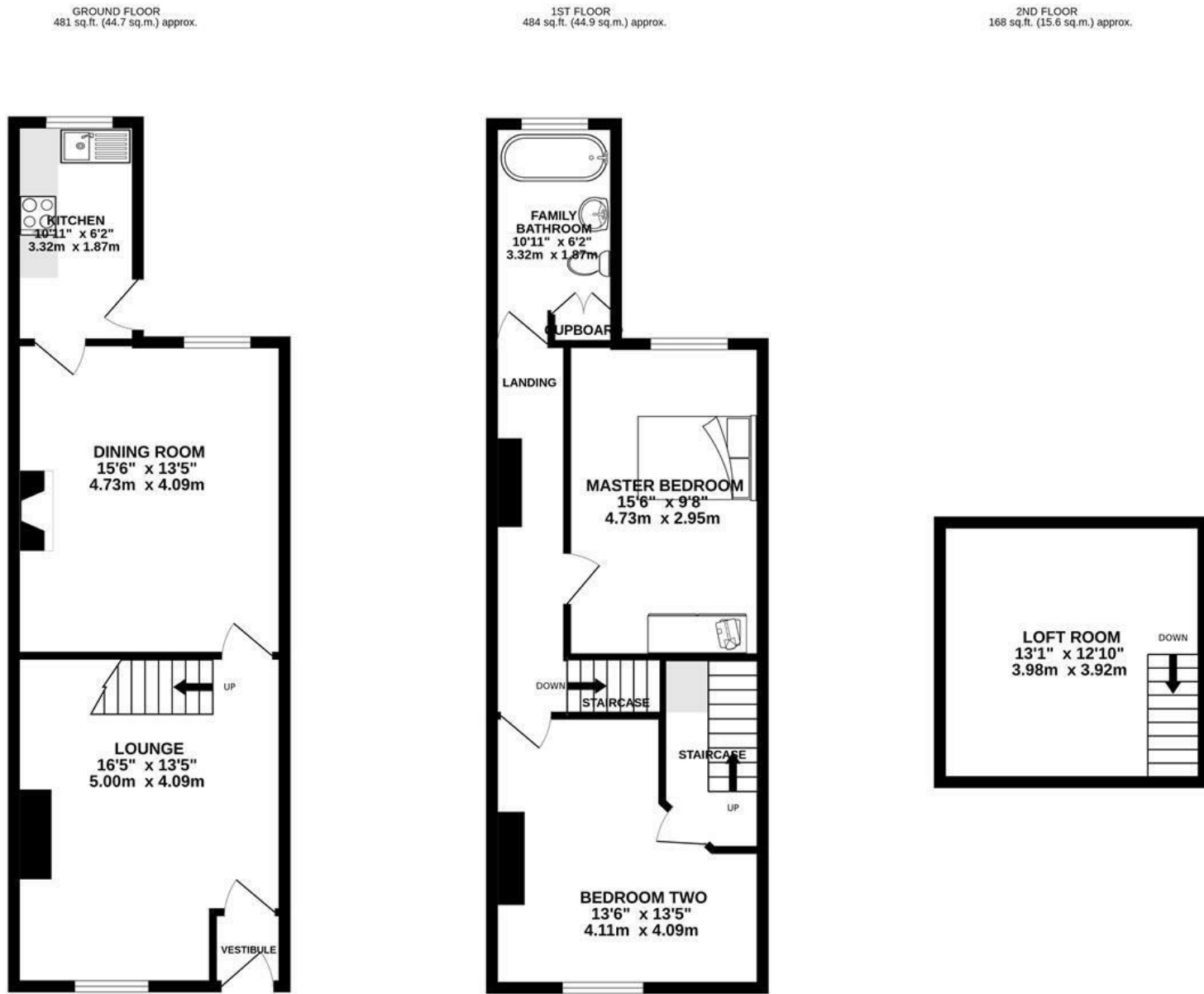






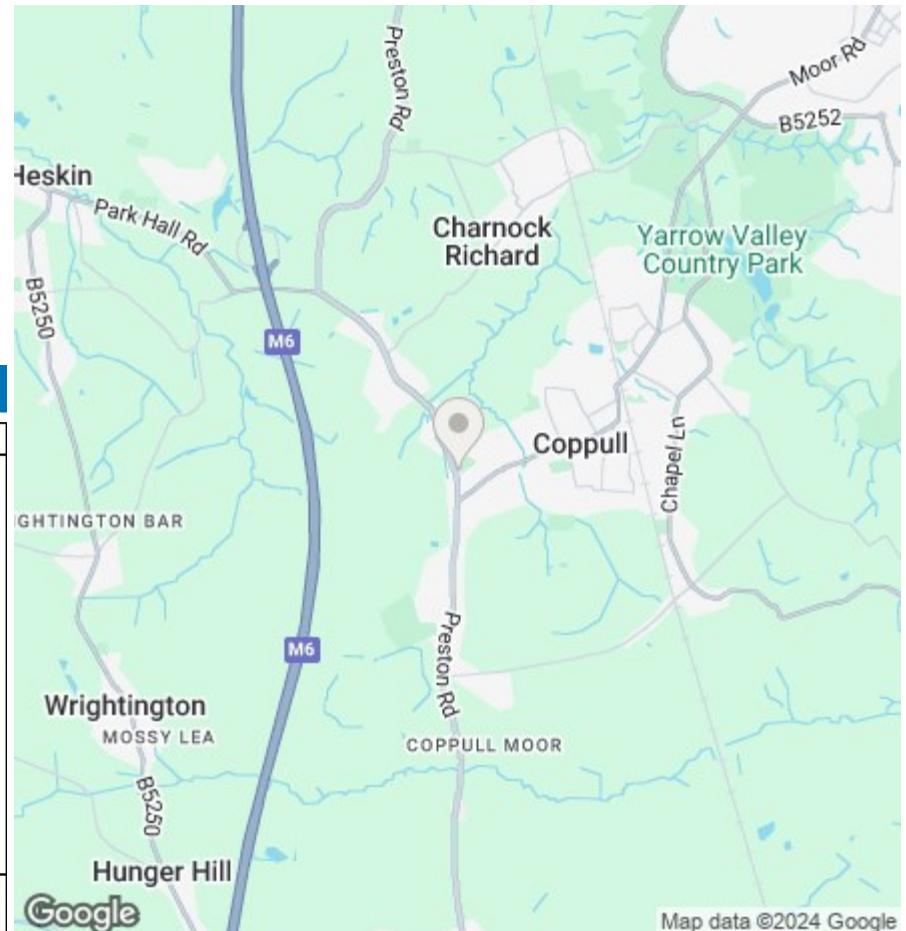






TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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	
	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 (CO ₂) Rating	
	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