



Claytongate, Coppull, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom, semi-detached bungalow situated in the charming village of Coppull, offered with NO ONWARDS CHAIN. This lovely home is ideal for first-time buyers or those seeking the convenience of single-storey living. Set just a short drive from Chorley town centre, residents will benefit from access to superb local schools, supermarkets, and other essential amenities. The property is also well-served by excellent travel links, including nearby train stations and the M6 and M61 motorways, making it perfect for commuters. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into a bright entrance hall that grants access to all main rooms. At the front of the home are two spacious double bedrooms, both featuring large front-facing windows that allow for ample natural light. Continuing through to the rear, you'll find the good sized lounge, offering views of the garden and providing enough space for a large sofa set and additional furnishings. Adjacent to the lounge is the newly updated kitchen, which features an array of wall and base units, room for freestanding appliances, and a new floor. The kitchen also provides convenient access to the rear garden. Completing the ground floor is a good sized three-piece family bathroom.

Externally, the property boasts a driveway at the front, capable of accommodating two cars, as well as a single detached garage for additional parking or storage. The good-sized rear garden, a mix of both paved and lawned areas, is fully enclosed by fencing, providing a private and secure outdoor space perfect for relaxing or entertaining.

This charming bungalow has undergone recent updates, including rewiring and replastering. It offers a move-in-ready opportunity for its next owner in a highly desirable location.





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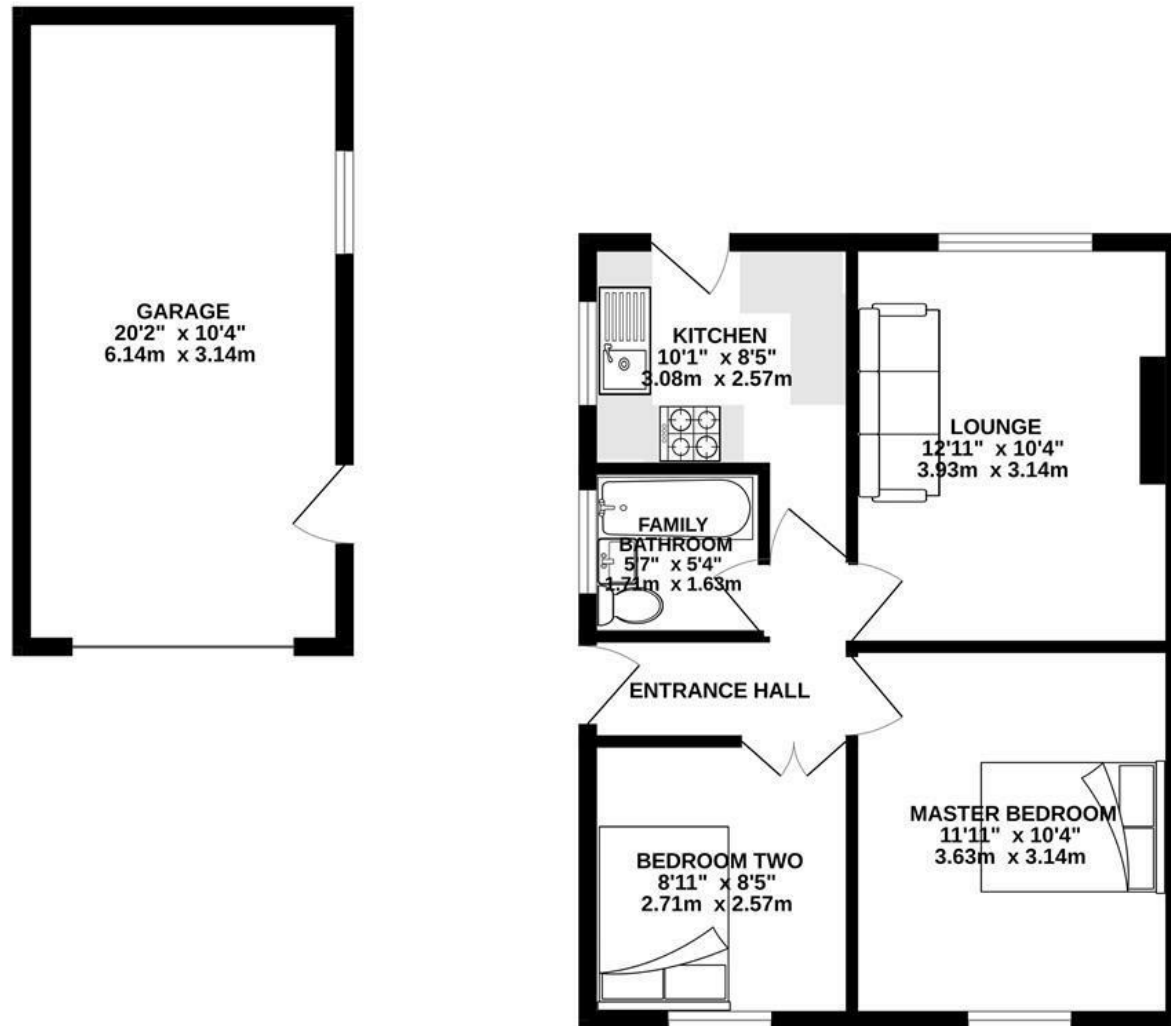








GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

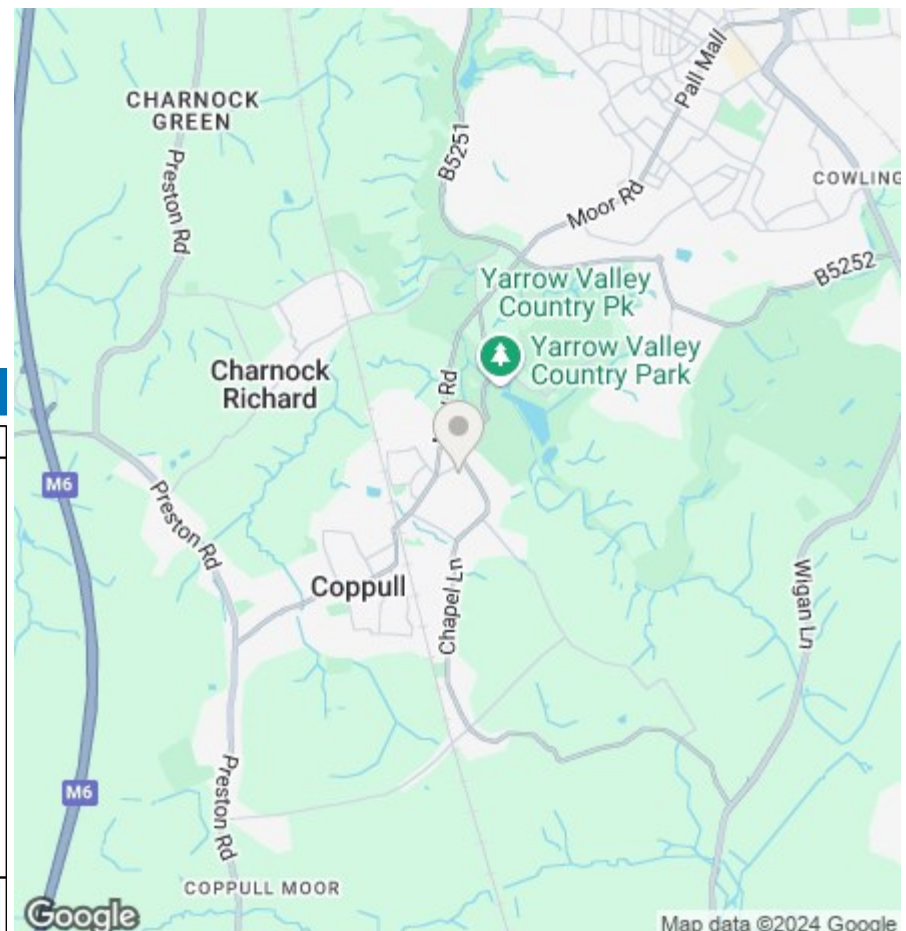


TOTAL FLOOR AREA : 669 sq.ft. (62.2 sq.m.) approx.

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			90
(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	