



Arcon Road, Coppull, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom end terrace home, set on a large plot in the tranquil area of Coppull, Lancashire. This charming property offers a wonderful opportunity for those seeking a project home in a quiet location. With stunning gardens that enhance its curb appeal, this residence is ideally situated within easy reach of local amenities, including shops, schools, and parks. Commuters will appreciate the excellent travel links, with nearby train stations and quick access to major motorways, ensuring convenience for daily travel.

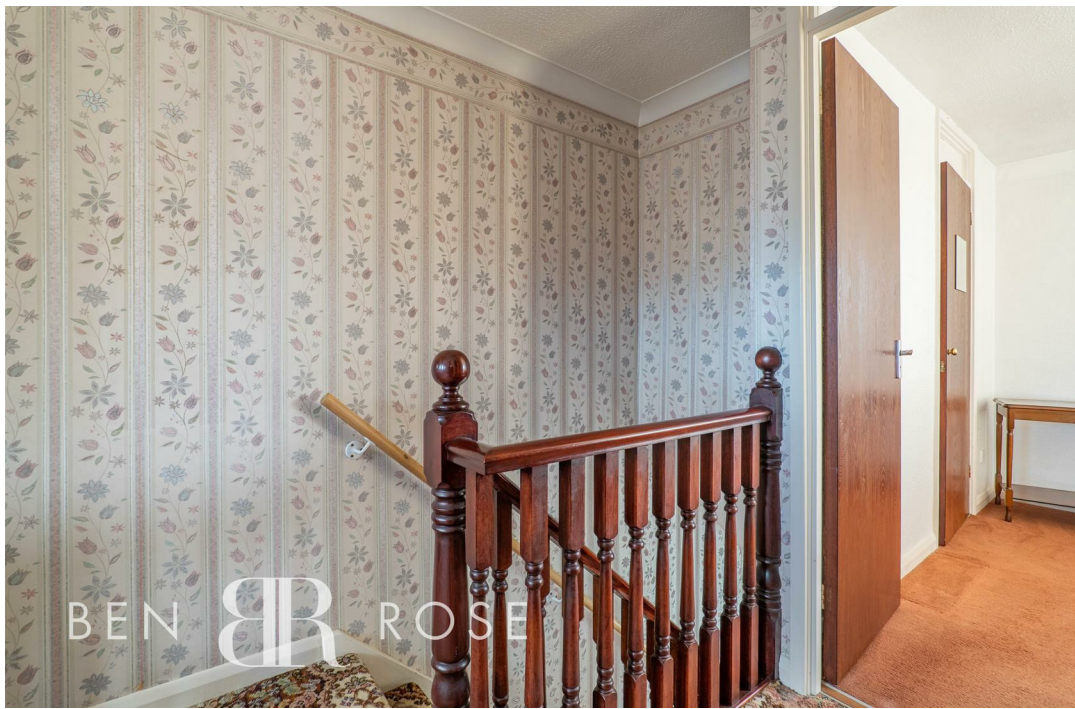
Upon entering the home, you are welcomed into a spacious hallway that leads to the generous lounge and dining room. The lounge is a cosy retreat with lovely views of the stunning front garden, providing a serene atmosphere. Adjacent to the lounge, the dining area benefits from abundant natural light through patio doors that overlook the garden, creating a bright and inviting space for family meals. The kitchen, which flows seamlessly from the lounge and dining area, offers ample storage with built-in cabinets, presenting the perfect opportunity for culinary enthusiasts to craft their dream kitchen. While the interior could benefit from modernisation, its potential is evident throughout.

Ascending to the first floor, you will discover two impressively large double bedrooms, each providing ample space for furniture and personal touches. The well-appointed three-piece family bathroom features a recently fitted accessible walk-in shower, catering to a variety of needs. Throughout the property, you will find numerous storage cupboards, as well as a fully insulated loft, ensuring that organisation is both practical and convenient.

Externally, the property boasts a beautifully maintained front garden with a lush lawn and decorative shrubs, making it a standout property on the street. Bay parking is available at the front of the property. The rear garden is paved and gravelled for low maintenance. This outdoor space features a lockable brick outbuilding, perfect for storing garden tools, along with a greenhouse for those with a green thumb. Additionally, there is the possibility of renting a garage from Chorley Council for extra storage if needed. With its stunning gardens and spacious interior, this lovely home presents an exceptional opportunity for comfortable living in a peaceful community.









BEN  ROSE



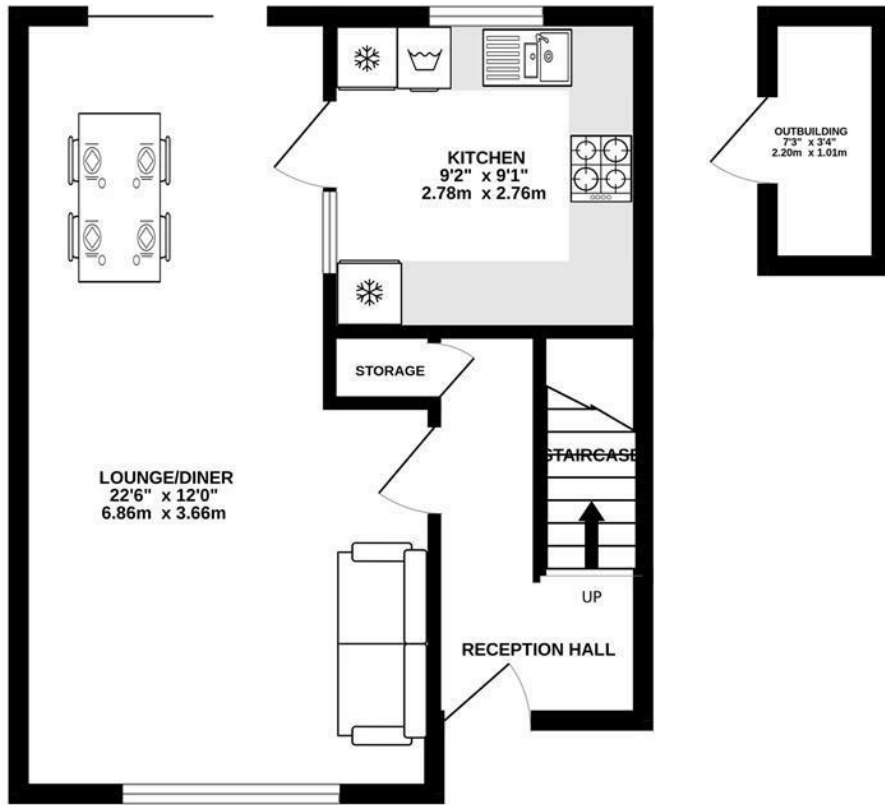
BEN  ROSE



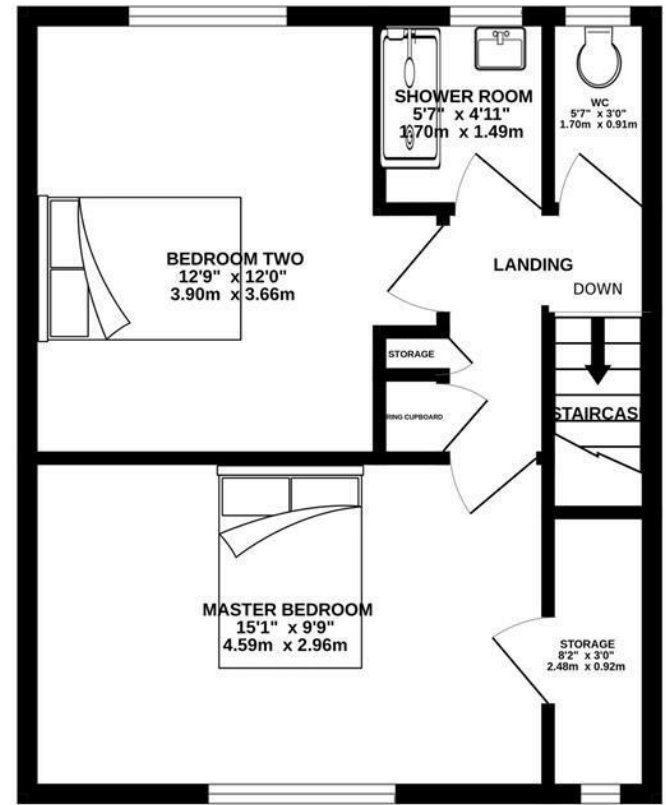


BEN ROSE

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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.
Made with Metropix ©2024



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			87
(81-91) B			
(69-80) C		71	
(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	

