



Coppice Close, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached property, located in a cul-de-sac near to the town centre of Chorley. Situated in a desirable residential location, the home offers convenient access to local amenities, including shops, schools, and countryside walks. The location also boasts excellent travel links, with nearby access to major roadways and public transportation, making commuting a breeze.

As you enter through the front door, you are greeted by a spacious entrance hall. The ground floor features an open plan lounge and dining area, adorned with a charming fireplace and a large front-facing window. The sliding doors found off the diner seamlessly connects the indoor living area to the well-presented garden, offering a delightful extension of the living space. Back through the hall, the kitchen, providing external access to the side of the home, comprises of ample worktops and room for freestanding appliances with a large understairs storage ideal for use as a pantry.

Moving up to the second floor, you will find three well-proportioned bedrooms, offering comfortable accommodation with two sufficient in size to fit double beds. The three-piece family bathroom boasts a bath and an overhead shower, providing a relaxing and functional space for everyday use.

Externally, the driveway offers parking spaces for multiple cars, leading up to a single detached garage which perfect for additional storage. The rear garden is thoughtfully designed and well-maintained. Predominantly flagged throughout with an easy to maintained lawn and lined with tall fencing for a peaceful retreat.









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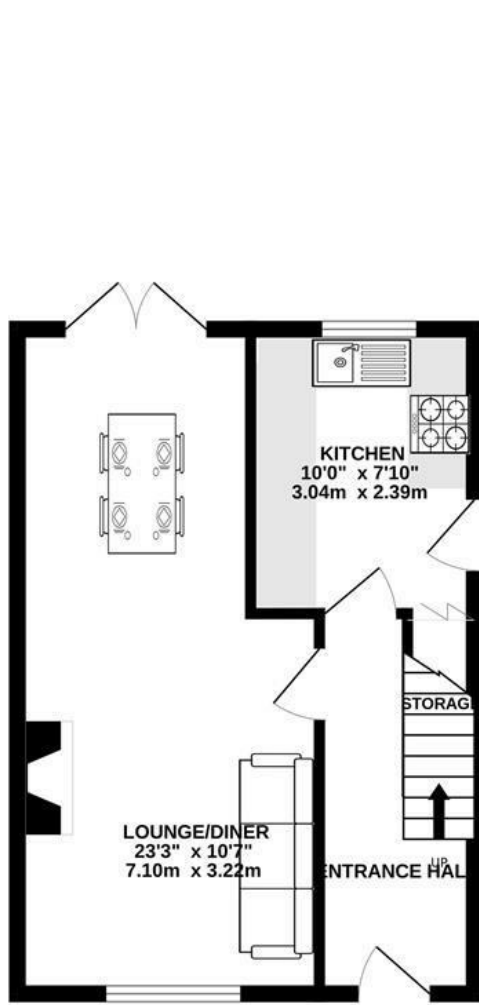
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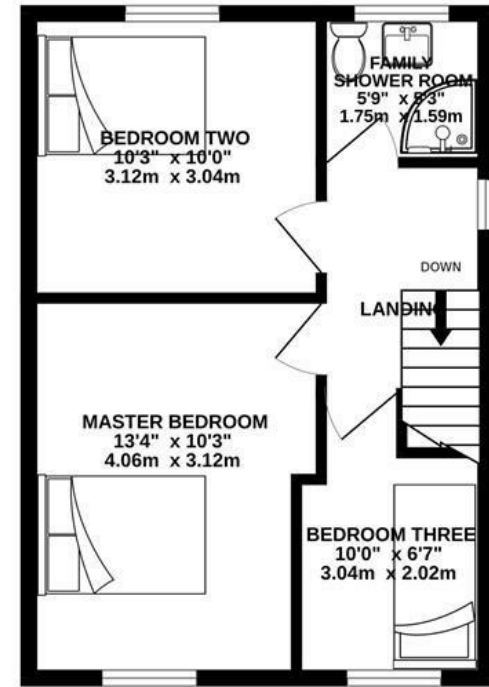


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GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

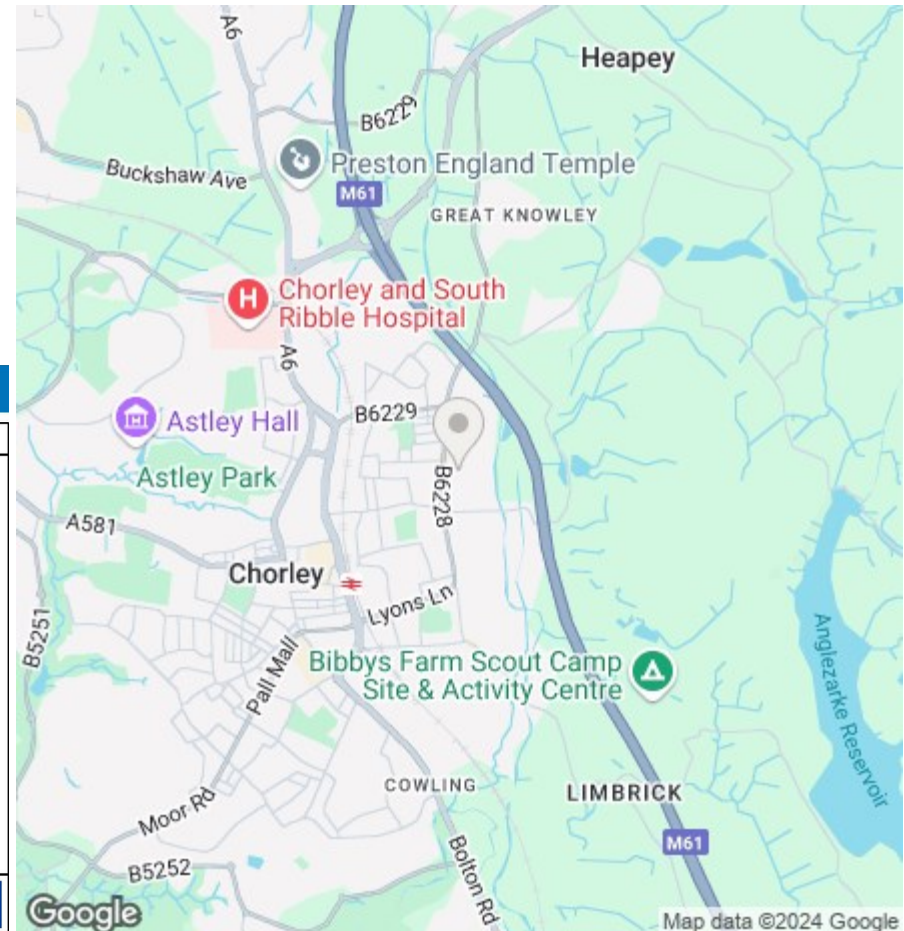


TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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		
(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	84

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	