



Mountain Road, Coppull, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to the market this gorgeous three bed, semi-detached property in the sought after village of Coppull. This would be an ideal property for a first time buyer or for a small family. The home is within close proximity to Chorley town centre and its superb local schools, shops and amenities with fantastic travel links to nearby towns and cities via the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall where the stairs, under stair storage and majority of ground floor rooms can be found. From here, you'll enter into the spacious lounge/dining room. The lounge has a feature fireplace, whilst the dining room has enough space for a large family dining table. The dining room also gives access into the bright and airy conservatory through a set of sliding doors. The conservatory is generous in size and versatile in use, currently used as a second reception room with access to the rear garden. The kitchen is located just off here and features room for freestanding appliances, complimentary worktops and integrated hob/oven with through access to the hall. Access to the garage can be found via the conservatory and completes this floor. This space benefits from electricity and power sockets and offers potential for conversion into additional living or work space, or storage.

Moving upstairs, you'll find three good sized bedrooms with the master benefiting from fitted wardrobes. You'll also find the beautiful, modern fitted bathroom with an over the bath shower.

Externally, to the front of the property is an easy to maintain front lawn lined with a tall hedge and space for two cars off road. To the rear is a South facing, secluded garden that also features a laid lawn and flagged patio area. Other notable features include a full new repaint and new carpets fitted throughout.







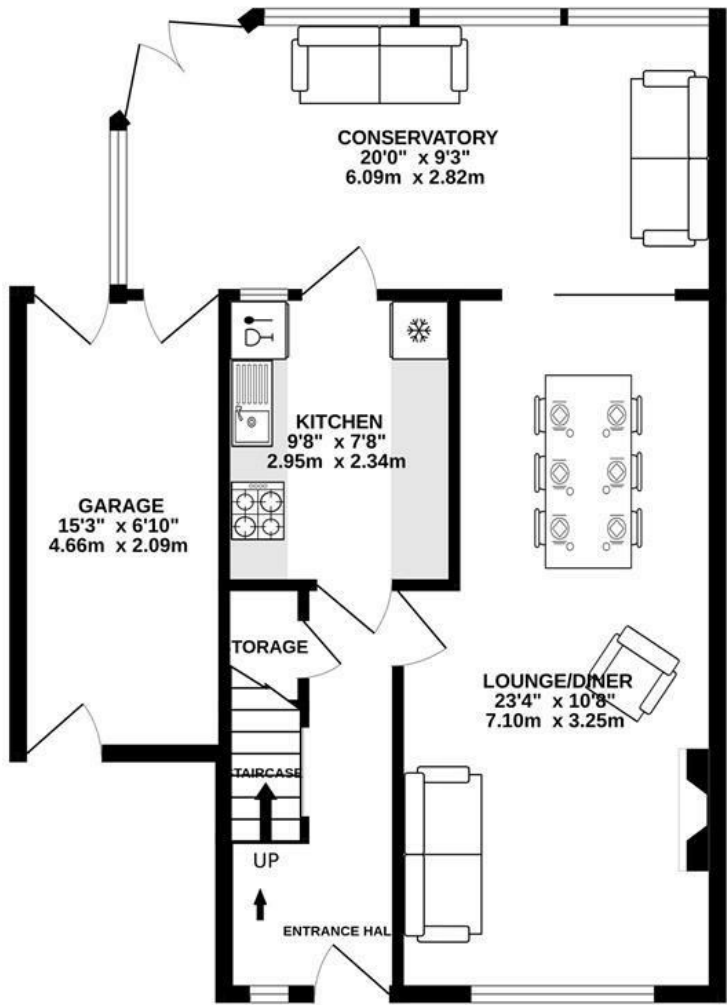




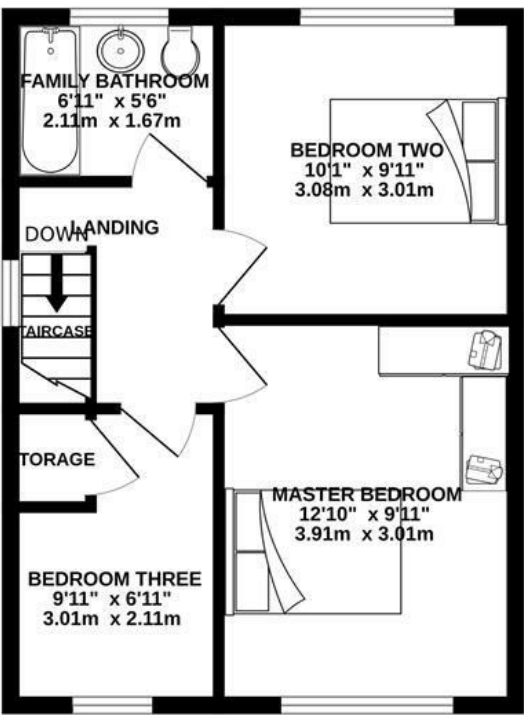


BEN ROSE

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.




TOTAL FLOOR AREA: 1047 sq.ft. (97.2 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	<div>57</div>	<div>86</div>
(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		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	<div>84</div> <div>50</div>	<div>84</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 