



Blainscough Road, Coppull, Chorley

£1,095 PCM

Ben Rose Estate Agents are pleased to present to the rental market this three bedroom pet friendly, semi detached property in a sought-after area of Coppull. This would be an ideal property for small families or couples alike looking to move into the area. The property is situated only a short drive into Chorley town centre and its superb local schools, supermarkets and amenities. There is also fantastic travel links via the M6 motorway.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the lounge. The spacious front lounge features a fireplace as a centre piece and the open staircase with under stair storage. From here, you'll enter into the sizeable kitchen/diner. The kitchen features an integrated hob/oven with space for other freestanding appliances to be fitted. There is also ample space for a large family dining table and access to the garden via the patio doors.

Moving upstairs, you'll find three good sized bedrooms and the three piece family bathroom with an over the bath shower.

Externally, to the front of the property is a corner plot garden and to the side You'll find a driveway that leads up to the single detached garage. To the rear is a private garden that is primarily lawned throughout and looks onto the Coppull FC football ground.

The owners have gone to extensive measures to ensure that the house is as future proof as possible, with all new windows throughout as well as a whole new room and boiler keeping the home energy efficient. Overall this would make the ideal rental for any family wanting to move to Coppull.





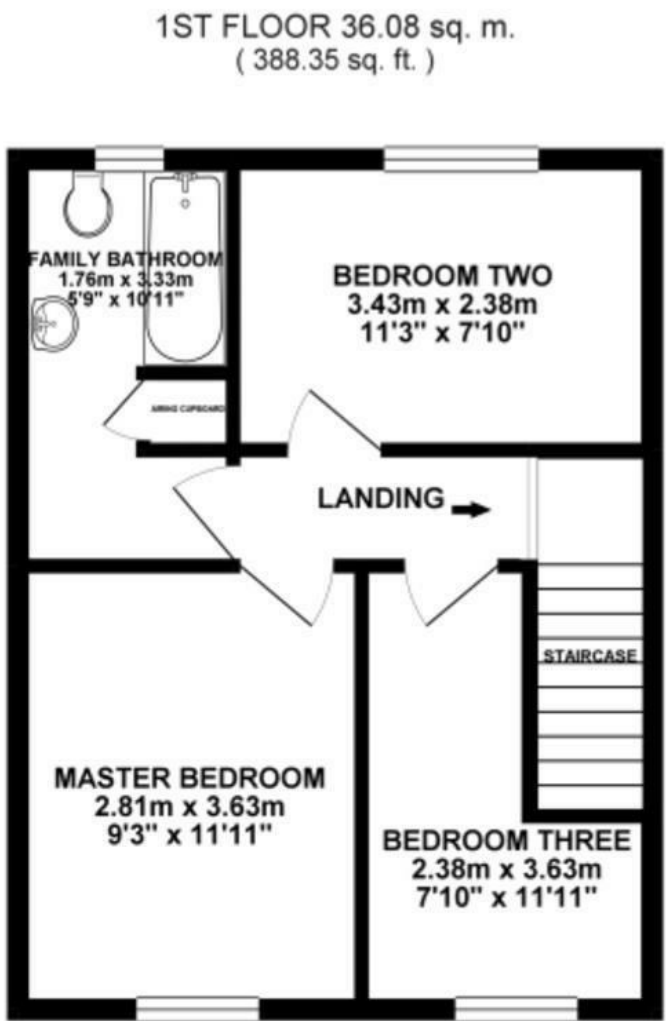
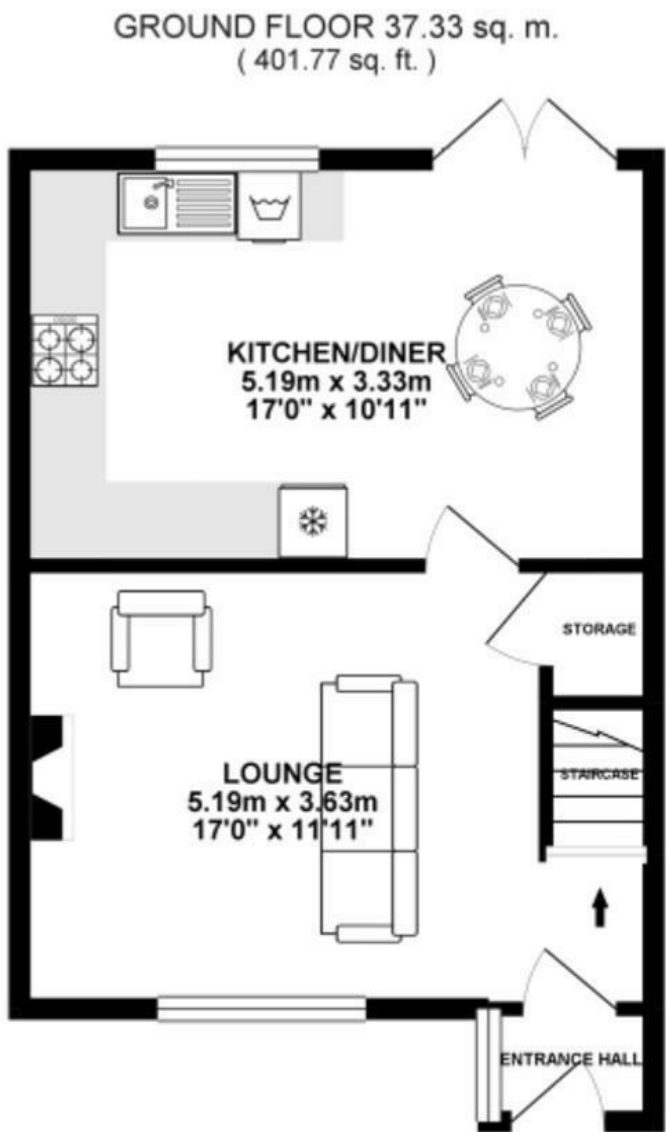








BEN ROSE



TOTAL FLOOR AREA : 73.40 sq. m. (790.12 sq. ft.) 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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 