



Spendmore Lane, Coppull

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom, mid-terrace home situated in the highly sought-after area of Leyland, Lancashire. Ideally suited to first-time buyers, couples, or small families, this charming property offers generous living space arranged over three floors and presents a wonderful opportunity to add personal touches throughout. The home is perfectly positioned within easy reach of Leyland and Chorley, offering an array of local shops, pubs, restaurants, and schools, while also being within walking distance to Coppull centre. Excellent travel links are available, with nearby access to the M6 and M61 motorways, regular bus routes to Chorley and Standish, and rail services to Preston, Manchester, and Liverpool, making it ideal for commuters. The beautiful Yarrow Valley Country Park is also just a short distance away, offering scenic walks and open green spaces.

Stepping into the property, you are greeted by a welcoming porch leading through to a spacious full-width lounge. This bright and comfortable living space provides plenty of room for both relaxation and entertaining. Towards the rear, you'll find the open-plan kitchen and dining room, featuring fitted units and space for freestanding appliances, making it the perfect spot for family meals or hosting guests. Completing the ground floor is a modern three-piece family bathroom, finished in a neutral style.

Moving up to the first floor, the property offers two well-proportioned double bedrooms, both providing ample space for furniture and storage, as well as a third single bedroom that could also serve as a home office or nursery.

Externally, the home features a gated front garden that adds kerb appeal, while to the rear there is a large paved yard, offering a private outdoor area ideal for seating or dining. Street parking is also available to the front of the property.

This well-located home combines generous accommodation with excellent transport links and local amenities — perfect for those seeking a comfortable and conveniently situated family home in a popular residential area.







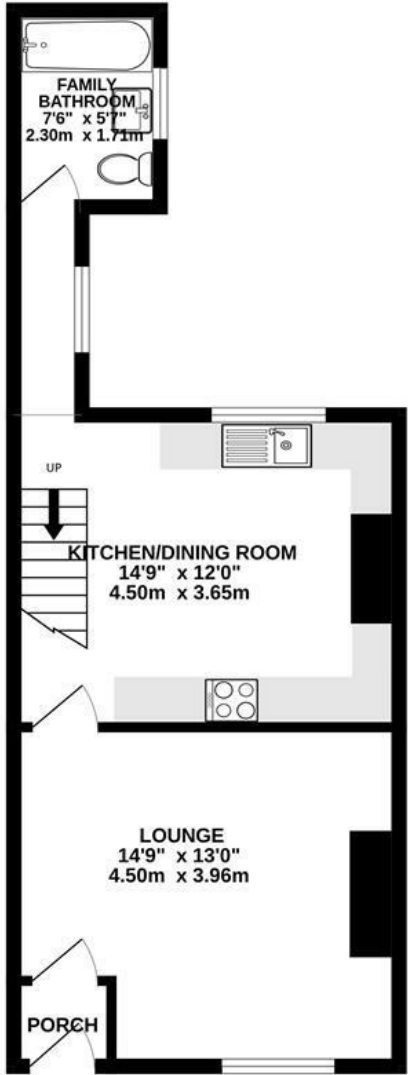




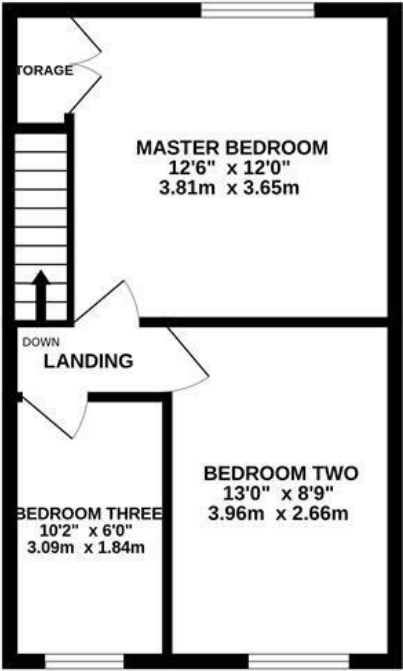


BEN ROSE

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



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
(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 

