



Chapel Lane Coppull Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to the market this spacious three bedroom semi-detached home the property is situated within a popular residential area of Coppull, the property is set over two floors. This well presented home is well placed for Chorley/Wigan Town Centres and is placed within easy access to major North West motorways links (M6 & M61) and great railway and bus links. The property is an ideal home for a first time buyer as a first home or as a family home. The property is based within the sought after semi rural location of coppull close to yarrow valley country park.

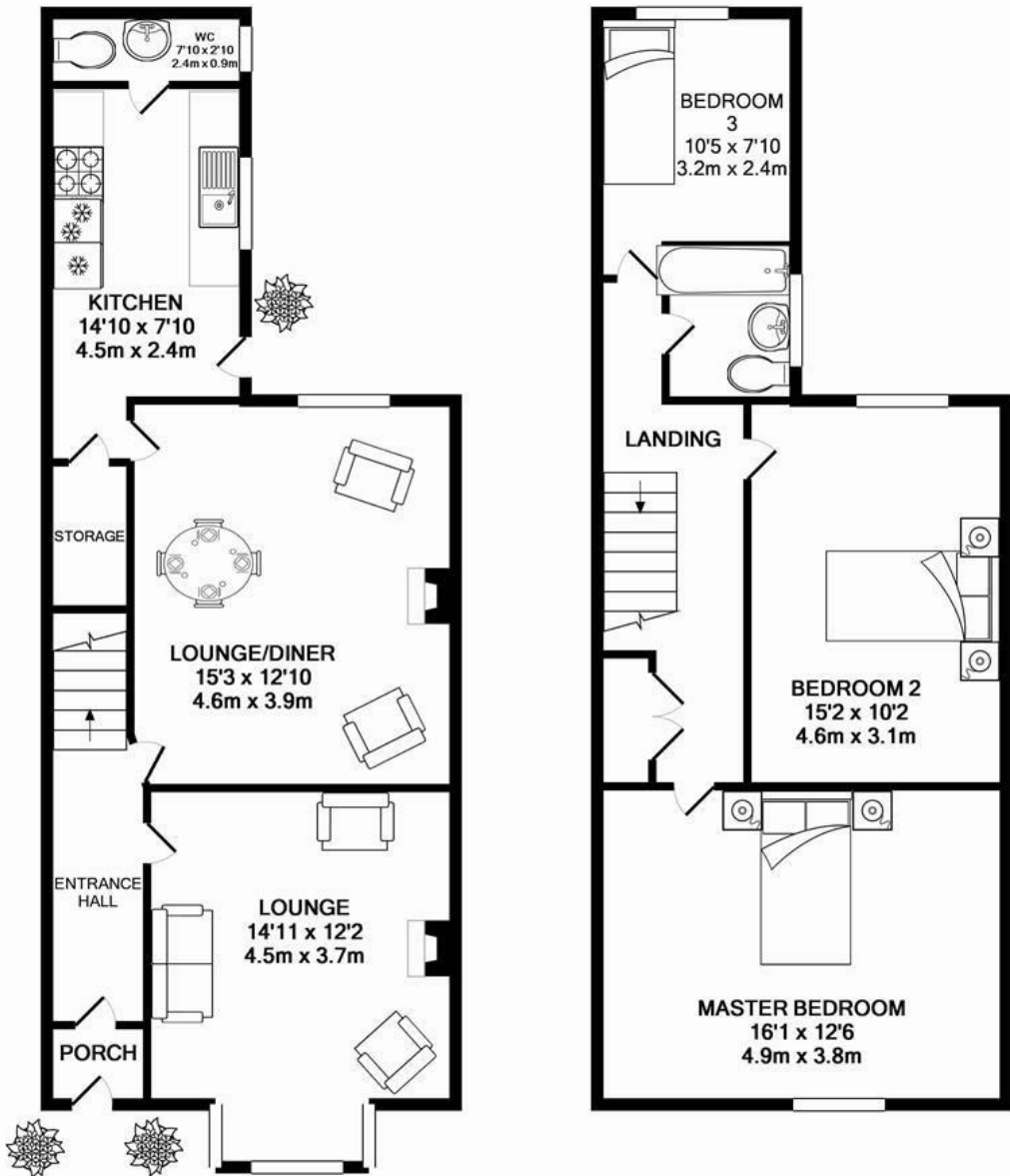
Internally, the property briefly comprises of a welcoming reception hall, lounge with a feature bay window, fully fitted kitchen/breakfast room with modern wall and base units and second reception room with views over the garden, toward the rear of the property there is a separate WC, to the first floor there is the family bathroom with over the bath shower and three good sized bedrooms. The house benefits from being very private at the back not being overlooked.

Externally, to the front there is an easy maintenance block paved driveway for off road parking edged with shrubs whilst to the rear there is a great sized flagged patio area perfect for outside dining and a large laid to lawn garden that isn't at all overlooked. This property is a must see to appreciate the amount of space this property has to offer inside and out.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



GROUND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)


1ST FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		68	
(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			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	