



## Crane Street, Coppull, Chorley

**Offers Over £109,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end-terraced home with an open outlook in the sought-after area of Coppull. This property would make an ideal home for first-time buyers looking to get a foot on the property ladder. Its location is highly convenient, providing easy access to the motorway network, Chorley town centre, and the picturesque local countryside. Nearby amenities include reputable schools, local shops, and leisure facilities, making it a perfect spot for families and professionals alike.

As you enter the home, you are welcomed by a bright and inviting entrance hall. The spacious lounge, featuring a large front-facing window and a traditional fireplace, creates a cozy atmosphere and offers a pleasant view of the front aspect. It is from here you can find access to the stairs and first floor rooms. Towards the rear of the home, you will find a generously sized kitchen/diner. This area boasts ample wall and base units, a large indoor storage cupboard beneath the stairs, and direct access to the rear garden, making it a functional and practical space for everyday living and entertaining.

Moving up to the first floor, you will discover three well-proportioned bedrooms. The two spacious doubles are particularly noteworthy, each offering built-in storage solutions. The third bedroom, though slightly smaller, is still a good size and versatile enough to serve as a child's room, guest bedroom, or home office. The family bathroom is equipped with a three-piece suite, including a standalone shower, ensuring convenience for the entire household.

Externally, the property features a good-sized, south-facing yard that is fully flagged and lined with a tall brick wall, offering a private and low-maintenance outdoor space. To the front, on-road parking is available, and the home is not overlooked, providing added privacy. While the property is in need of some modernisation throughout, it presents a fantastic opportunity to put your own stamp on it and create a home tailored to your tastes.

Overall, this end-terraced home in Coppull combines location, potential, and charm, making it a wonderful option for first-time buyers.







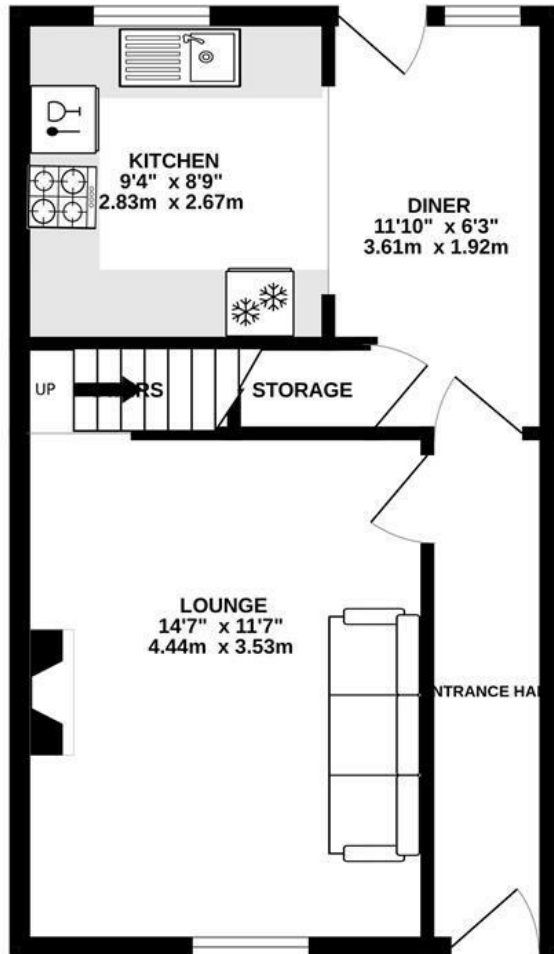




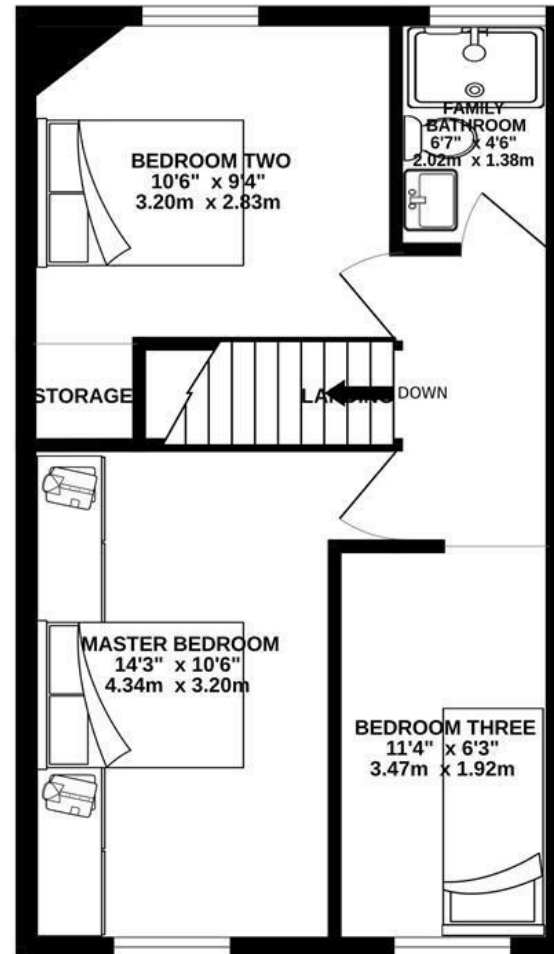


# BEN ROSE

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

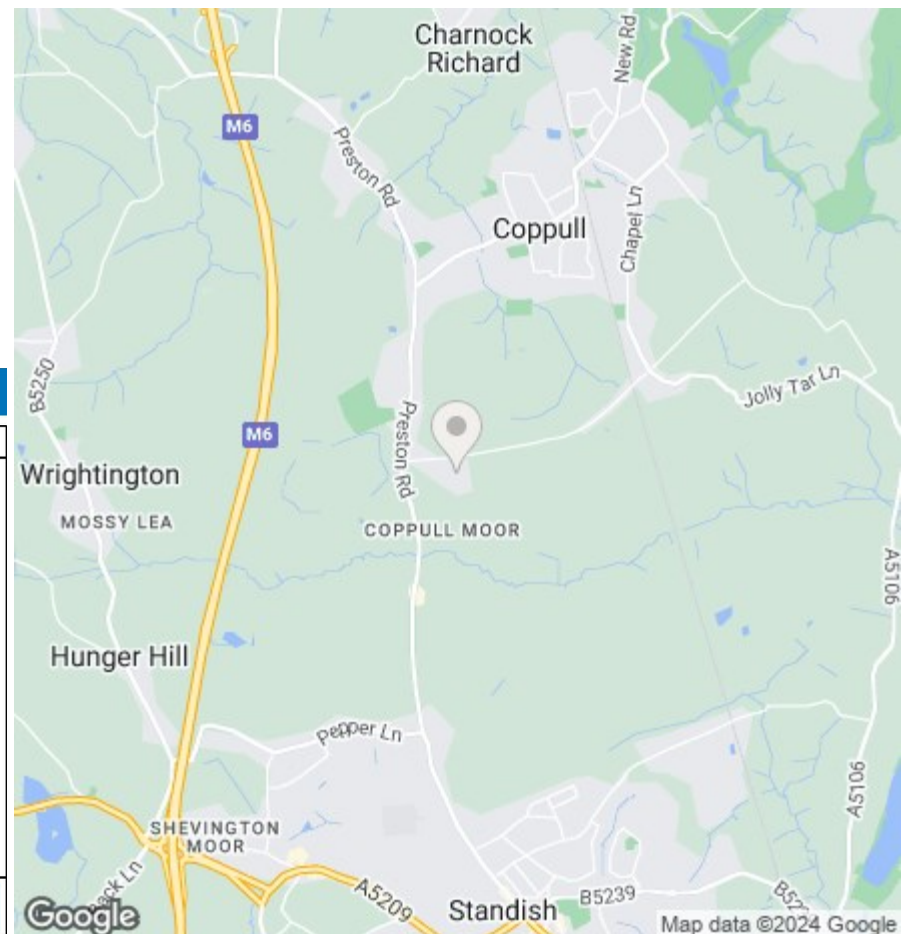


TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 65

Potential: 78

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	