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## 26 Coopers Place

Buckshaw Village, Chorley, PR7 7BY

\*\*\* PERFECT INVESTORS OPPORTUNITY SOLD WITH TENANT IN SITU \*\*\*

Offers Over £140,000

This two-bedroom mews property is offered as a buy-to-let investment, currently tenanted and generating approximately £800 PCM, providing an estimated gross yield of approx. 6.8% at the asking price. The property is suitable for investors seeking an immediate, low-maintenance income. It has been fully redecorated in 2025, minimising immediate capital expenditure. The accommodation briefly comprises entrance hall, open-plan lounge/kitchen, downstairs WC, two bedrooms and a bathroom, with off-road parking.

EPC Rating '76C'



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## Property Description

### ENTRANCE HALL

### LOUNGE/OPEN PLAN KITCHEN

16' 11" x 8' 0" (5.16m x 2.44m) The lounge in this charming two-bedroom mews home offers a warm and inviting space to unwind. Well-proportioned and filled with natural light, it provides a cosy setting for relaxing or entertaining. With a neutral décor and comfortable layout, it's a perfect place to make your own.

The fitted kitchen is both stylish and practical, offering ample workspace and storage for everyday living. Complete with modern units, quality appliances, and a smart layout, it's ideal for everything from quick breakfasts to evening meals. A well-designed space that blends functionality with contemporary style and new flooring. Fridge freezer and washer/dryer included.





#### DOWNSTAIRS W.C

Two piece suite comprising wash hand basin and low-level W.C. New flooring complements this handy room.



#### MASTER BEDROOM

9' 10" x 9' 10" (3m x 3m) The master bedroom in this delightful two-bedroom mews home offers a bright and comfortable space to unwind. Well-proportioned and tastefully decorated, it easily accommodates a double bed and fitted wardrobe furniture. With a peaceful outlook and a cosy atmosphere, it's the perfect place to relax at the end of the day.

#### BEDROOM TWO

10' 0" x 5' 1" (3.05m x 1.55m) The second double bedroom is a versatile and generously sized space, ideal for guests, a home office, or a child's room. Bright and welcoming, it offers plenty of room for a double bed and storage, making it a practical addition to this well-designed home.

#### BATHROOM

The stylish three-piece bathroom is both modern and functional, featuring a full-size bathtub with shower over, a contemporary wash basin, and a low-level WC. Finished with sleek tiling and neutral décor and new flooring offers a clean and comfortable space perfect for everyday use.



#### EXTERNALLY

#### LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away. The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The War Horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors surgery and dentist. The Buckshaw hub offers a brand new nursery, children's swimming pool, hair salon and café. Buckshaw village has everything you could possibly need for young and old alike.



#### MORTGAGES

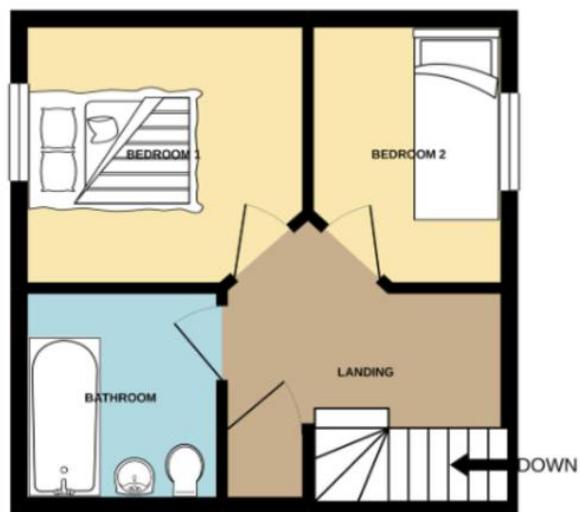
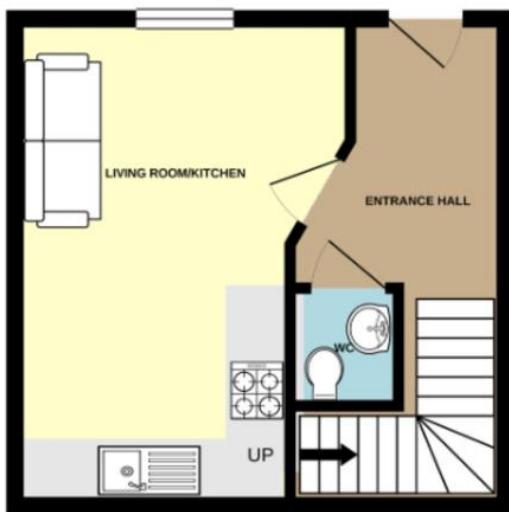
If you would like a free mortgage consultation our financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.





GROUND FLOOR  
272 sq.ft. (25.2 sq.m.) approx.

1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		