



## Holly Crescent, Coppull, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, ideally suited to families seeking both space and style in a desirable residential setting. Immaculately maintained throughout, the property offers a bright and modern interior, complemented by a sunny rear garden and a generous plot within a quiet cul-de-sac location. Situated in the ever-popular area of Coppull, the home benefits from a wealth of nearby amenities including well-regarded schools, supermarkets, and leisure facilities. Excellent transport links are close at hand, with Chorley train station providing direct routes to Manchester and Preston, along with convenient bus services and easy access to the M6 and M61 motorways, making commuting straightforward.

Upon entering the property, you are welcomed into a spacious entrance hall complete with useful understairs storage. To the front, the lounge offers a comfortable and inviting space, enhanced by a large window that allows plenty of natural light to fill the room. Moving towards the rear, you'll find a generously sized kitchen diner, fitted with modern cabinetry and offering ample storage, along with the added benefit of a small pantry. This open and sociable space overlooks the garden, with sliding doors from the dining area providing direct access outside, perfect for indoor-outdoor living. A separate door from the kitchen also offers convenient access to the side of the property.

To the first floor, the home continues to impress with two well-proportioned double bedrooms, including a particularly spacious master bedroom. A third bedroom, currently utilised as a home office, offers flexibility to suit a variety of needs, whether as a nursery or guest room. Completing this floor is a large family bathroom, featuring a separate shower, providing both comfort and practicality for busy households.

Externally, the property boasts a well-kept front garden alongside a substantial driveway, offering off-road parking for multiple vehicles. To the rear is a beautifully maintained, south-facing garden arranged over two levels, providing a wonderful outdoor space to enjoy throughout the day. The garden features a combination of lawned and seating areas, complemented by mature trees and shrubs, creating a private and relaxing environment. To the side of the property is a detached garage with double doors and electricity supply, adding further convenience and storage options. This is a fantastic opportunity to acquire a truly move-in ready family home in a sought-after and well-connected location.





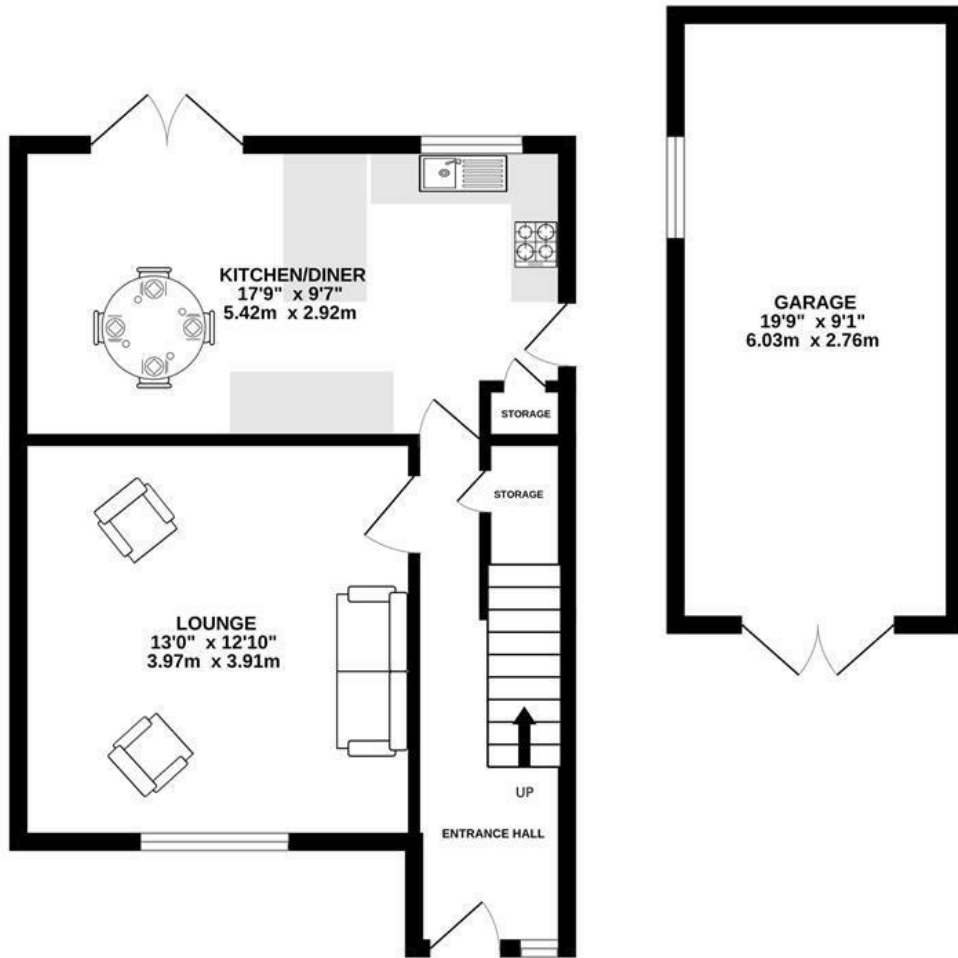




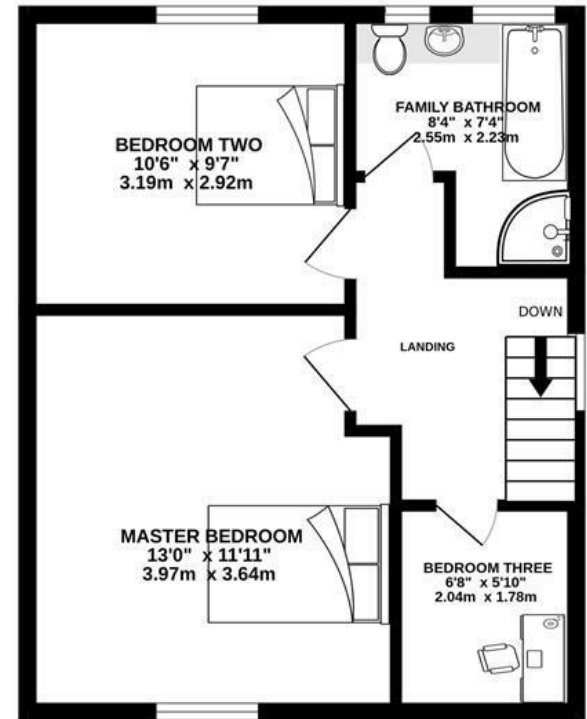




GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

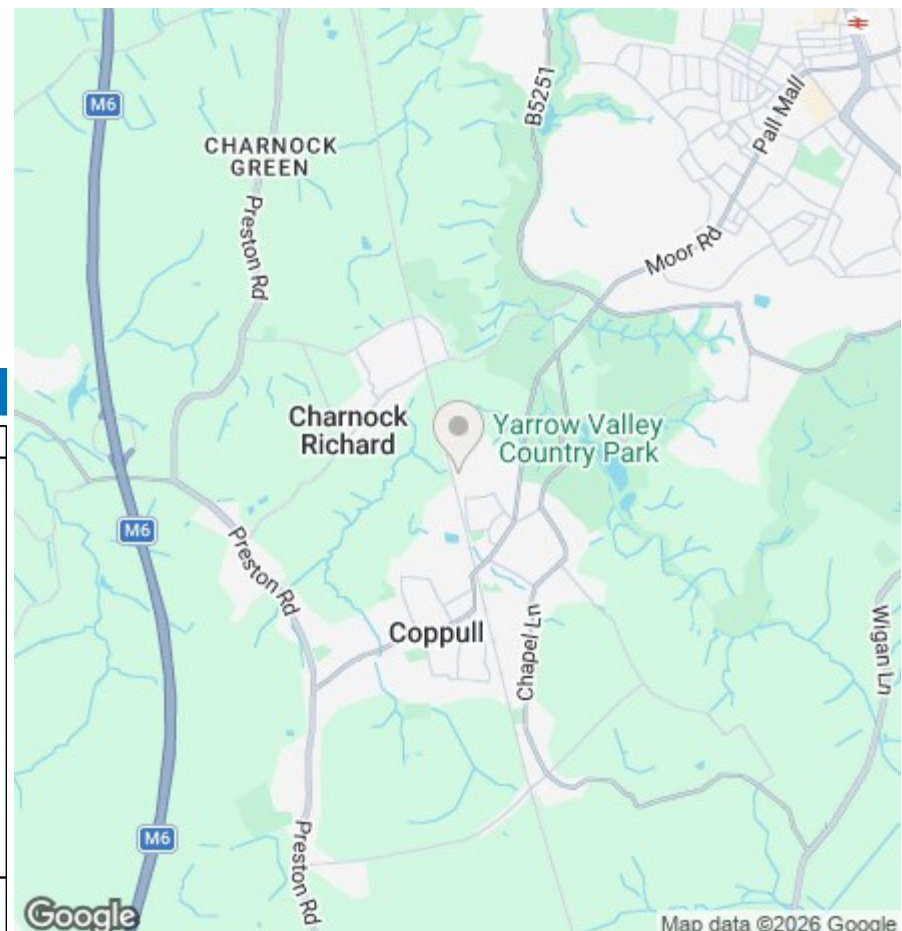


TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

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		
	75	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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	