BEN ROSE



Dickens Road, Coppull, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, situated within a popular residential area of Coppull. Offering spacious accommodation throughout and excellent potential, this property is ideal for first time buyers looking to put their own stamp on a home or those seeking a property with scope to modernise over time. Coppull is a well-connected village with a welcoming community feel, offering a range of local shops, supermarkets, cafés, schools, and everyday amenities. Excellent transport links are close by, including regular bus services, nearby train stations in Chorley and Adlington, and convenient access to the M6 and M61 motorways, making commuting to Preston, Wigan, Manchester, and surrounding towns quick and straightforward.

Stepping inside, you are welcomed by a bright entrance porch which leads through into the generously sized lounge. This inviting living space benefits from a large front window that fills the room with natural light, alongside a feature fireplace creating an attractive focal point. Stairs to the first floor are also located here. To the rear of the home is a spacious kitchen diner, offering an abundance of worktop and cupboard space together with an integrated oven and hob. There is plenty of room for a family dining table, making it an ideal space for everyday living, while useful under-stairs storage provides additional practicality. Leading off the kitchen is a conservatory overlooking the garden, creating a lovely extra reception area to relax and unwind.

To the first floor, the landing enjoys natural light from its own window and also benefits from a handy storage cupboard. The generous master bedroom features fitted wardrobes, while the second bedroom enjoys pleasant views over the rear garden. The third bedroom includes built-in storage and would make an ideal nursery, child's bedroom, or home office. Completing the first floor is the family bathroom.

Whilst the home would benefit from some cosmetic modernisation, it offers excellent potential for buyers to create a home tailored to their own taste and style.

Externally, the property benefits from a large, low-maintenance driveway to the front providing off-road parking for up to three vehicles. To the rear is a beautifully maintained, tiered garden offering a wonderful outdoor space to enjoy. Featuring a combination of flagged seating areas, decorative stone, and mature plants and shrubs, it provides a peaceful setting for relaxing or entertaining throughout the warmer months. Offering generous living space, excellent potential, and a convenient village location, this is a fantastic opportunity to create a wonderful long-term home.





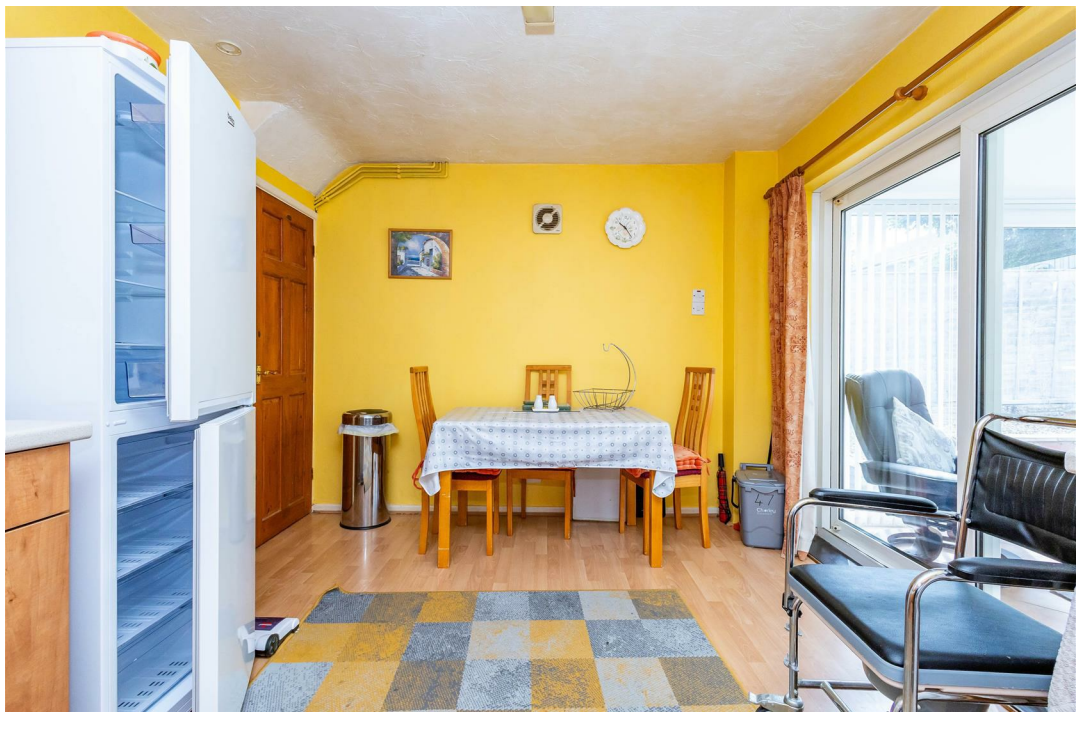














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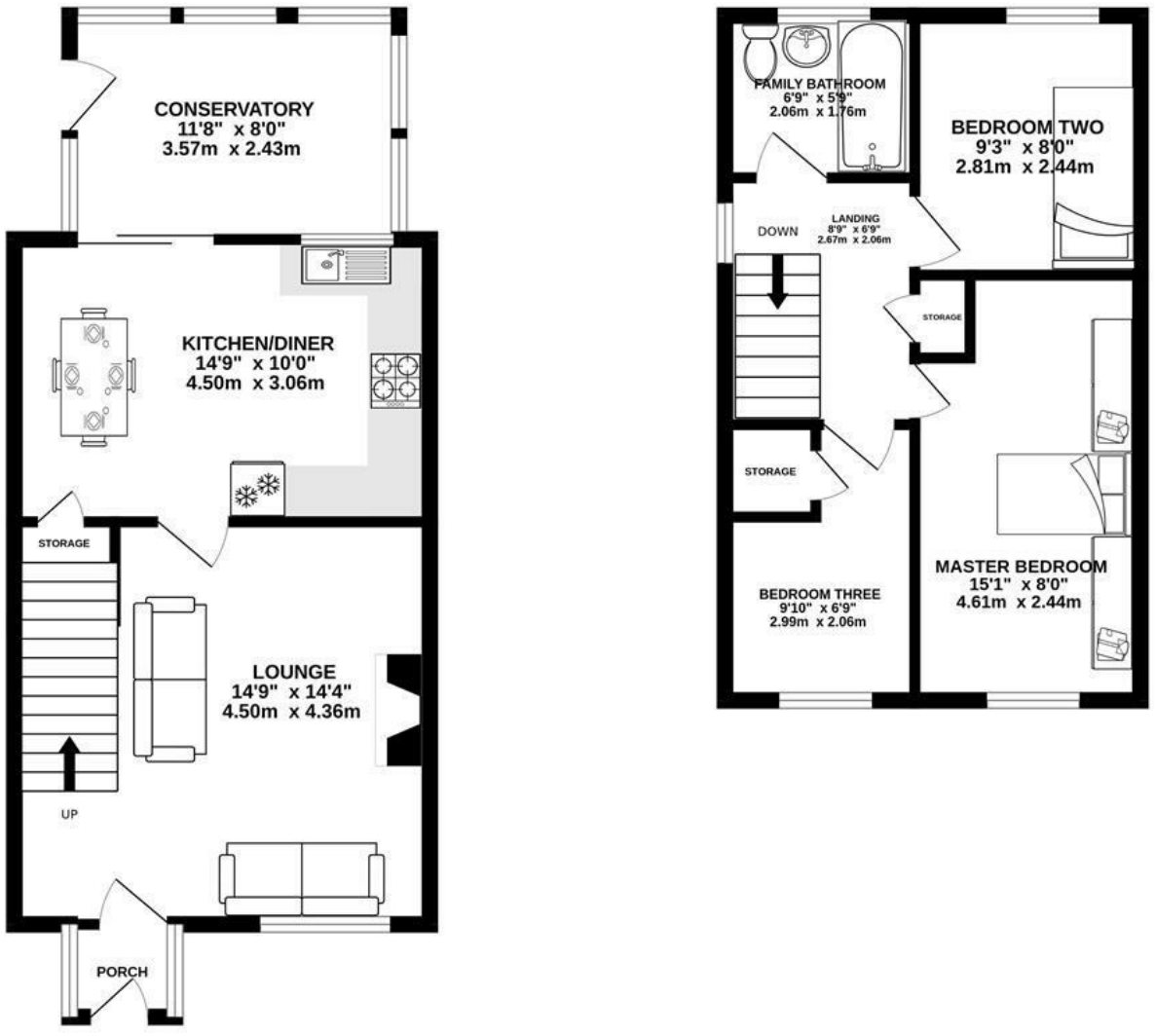


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GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.

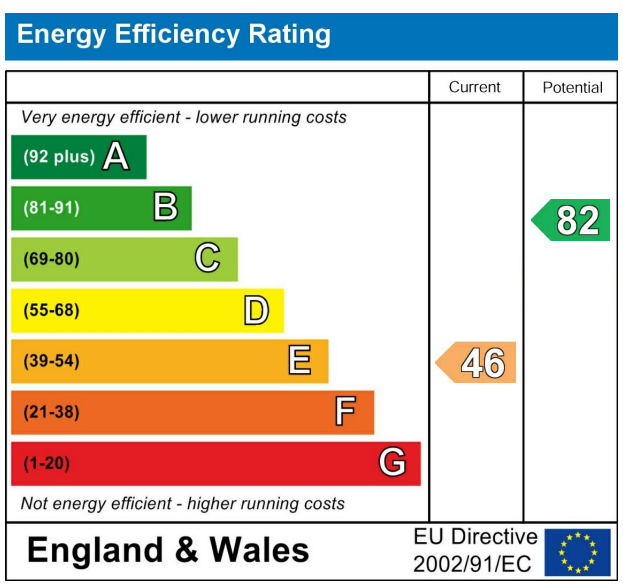


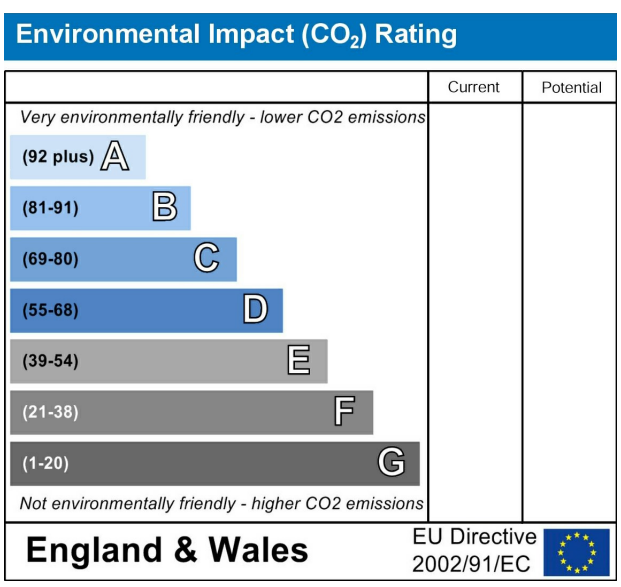
TOTAL FLOOR AREA : 818 sq.ft. (75.9 sq.m.) approx.

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.







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