

FOR SALE

50, Longworth Avenue, Coppull, PR7 4PL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



50, Longworth Avenue, Coppull, PR7 4PL

Stylish, Extended & Turn-Key Family Living with a Stunning Open-Plan Kitchen



- Stunning extended 3 bed family home
- Exceptional open-plan kitchen & dining
- Stylish new black windows & doors
- Ample off-road parking
- Turn-key & comprehensively modernised
- Bi-fold doors & wood burner
- Beautiful west-facing landscaped garden
- 839 SQ.FT. / Freehold

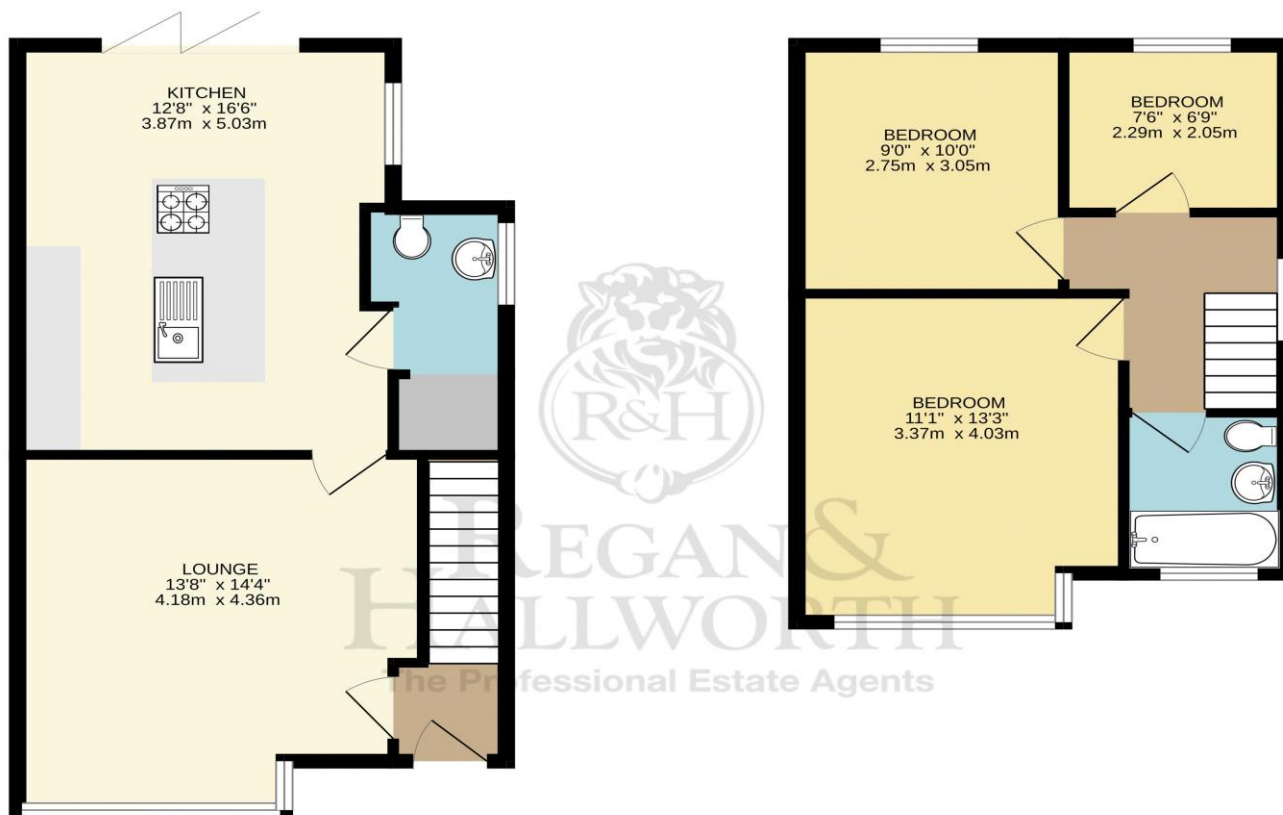
Having been thoughtfully extended to the rear, comprehensively remodelled and modernised throughout, 50 Longworth Avenue has been transformed into a superb turn-key family home, with a layout that has been carefully designed around modern family life.

At the heart of the property is the truly impressive open-plan living/dining kitchen. This is a fantastic everyday living and entertaining area, with a sleek contemporary kitchen featuring an excellent range of cabinetry and a substantial central island. The rear extension has completely changed the feel of the property, with bi-fold doors and a large rooflight flooding the space with natural light and creating a wonderful connection between the kitchen, dining and garden. The garden has been equally well considered, having been landscaped to provide a combination of lush lawn and an attractive stone patio, with the westerly aspect ensuring the garden enjoys plenty of afternoon and evening sunshine. It is an excellent outdoor extension of the living accommodation and a lovely space for children to play, entertaining guests or simply relaxing at the end of the day. Conveniently positioned just off the kitchen is a useful utility area, with space for the white goods, while a separate ground floor WC with wash basin adds further practicality and is particularly useful for busy family life. The lounge is another real highlight. Beautifully presented, it features a large bay window together with an attractive focal fireplace housing a multi-fuel/wood-burning stove, creating a warm and inviting space away from the open-plan heart of the home.

The attention to detail continues externally. The front elevation has been professionally repointed, while stylish new black-framed windows and doors have been installed throughout, giving the property a smart and contemporary appearance while complementing its traditional character. Further improvements include the installation of an economical condenser combi boiler, while the fully gravelled front garden creates an attractive low-maintenance approach and offers ample off-road parking for several vehicles. Throughout the remainder of the property, the standard of presentation continues, with smooth plastered walls and ceilings, quality flooring and a contemporary finish creating a home that feels stylish, cohesive and ready to move straight into.







TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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