



Regent Street, Coppull, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom semi-detached property, situated in the sought-after village of Coppull. This lovely home would be ideal for a first-time buyer or couple looking to step onto the property ladder, offering comfortable living space in a convenient and family-friendly location. The property is only a short drive from Chorley town centre, where you will find a wide range of shops, supermarkets, restaurants and excellent local schools, as well as superb travel links via nearby bus routes and the M6 and M61 motorways for commuters.

Internally, the home welcomes you with an entrance hall that leads into the bright and spacious lounge, complete with a feature fireplace and a large front-facing window allowing plenty of natural light to flood the room. From here, you move through to the kitchen, fitted with an array of wall and base units, an integrated oven and hob, and space for additional freestanding appliances. To the rear of the home is a lovely conservatory, providing an excellent additional reception space that is currently used as a dining area and enjoys pleasant views over the rear garden.

Moving upstairs, the property offers two generously sized bedrooms. The main bedroom benefits from fitted wardrobes and a large window creating a light and airy feel, while the second bedroom also features fitted storage and would make an ideal guest room, nursery or home office. Completing the first floor is the family bathroom, fitted with a four-piece suite and is completely tiled throughout.

Externally, the property has a driveway to the front providing off-road parking for two vehicles, with secure gated access leading through to the rear garden. The rear garden is well presented, featuring a laid lawn and patio seating area, making it a perfect outdoor space for relaxing or entertaining.

Overall, this is a fantastic opportunity to acquire a charming home in a popular residential location.





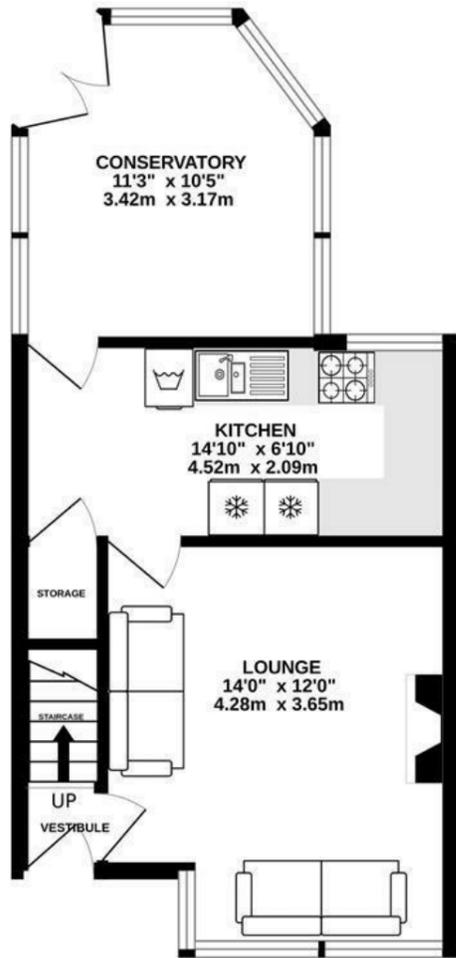




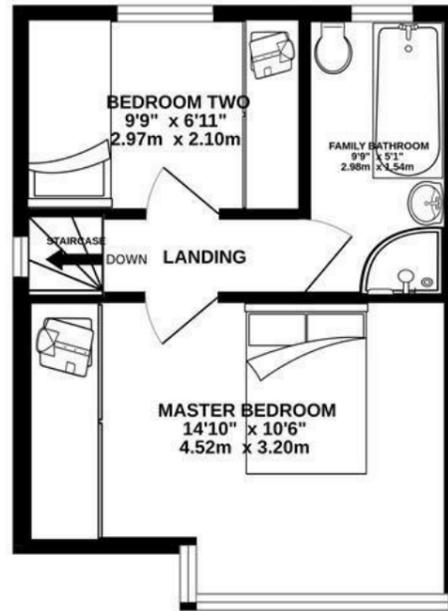




GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.

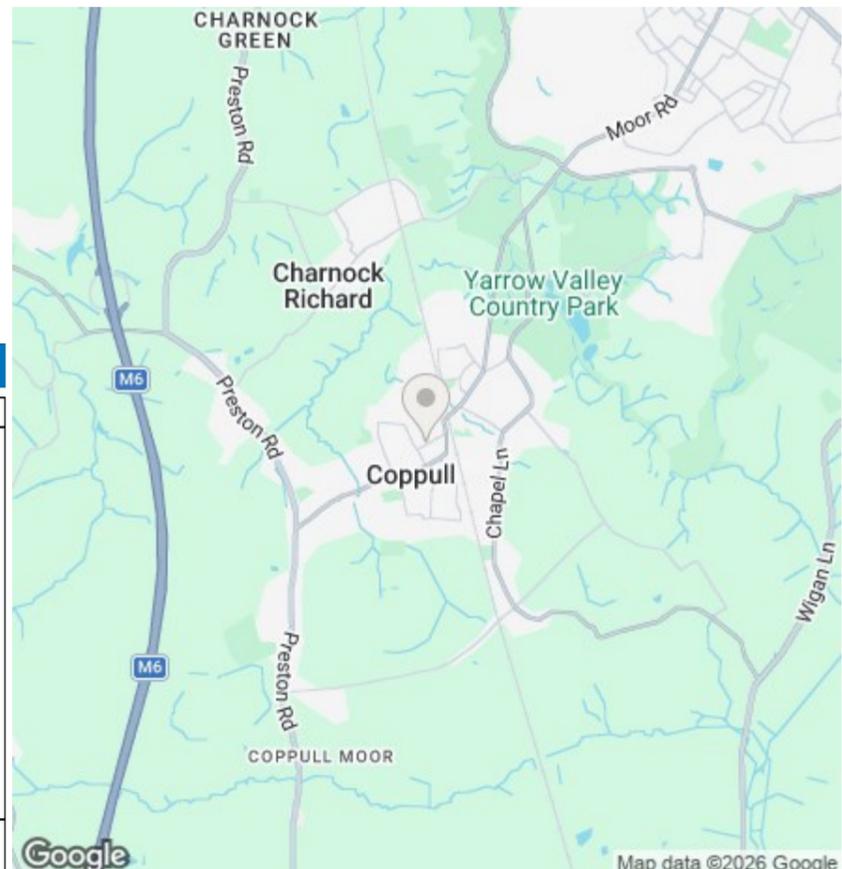


TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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