



## Regent Street, Coppull, Chorley

**Offers Over £174,995**

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom semi-detached home, ideally suited to families and couples alike, and situated within the sought-after village of Coppull, Chorley. This charming home offers a comfortable and practical layout throughout, with tasteful updates in recent years enhancing its appeal. Coppull itself provides a welcoming community feel, with a range of local amenities including shops, schools, and eateries all within easy reach. For commuters, excellent travel links are available via nearby train stations in Chorley and Euxton, as well as convenient access to the M6 and M61 motorways. There are also regular bus routes through the village, while nearby towns such as Chorley, Leyland, and Wigan offer a wider selection of retail and leisure facilities, alongside scenic countryside walks and local parks.

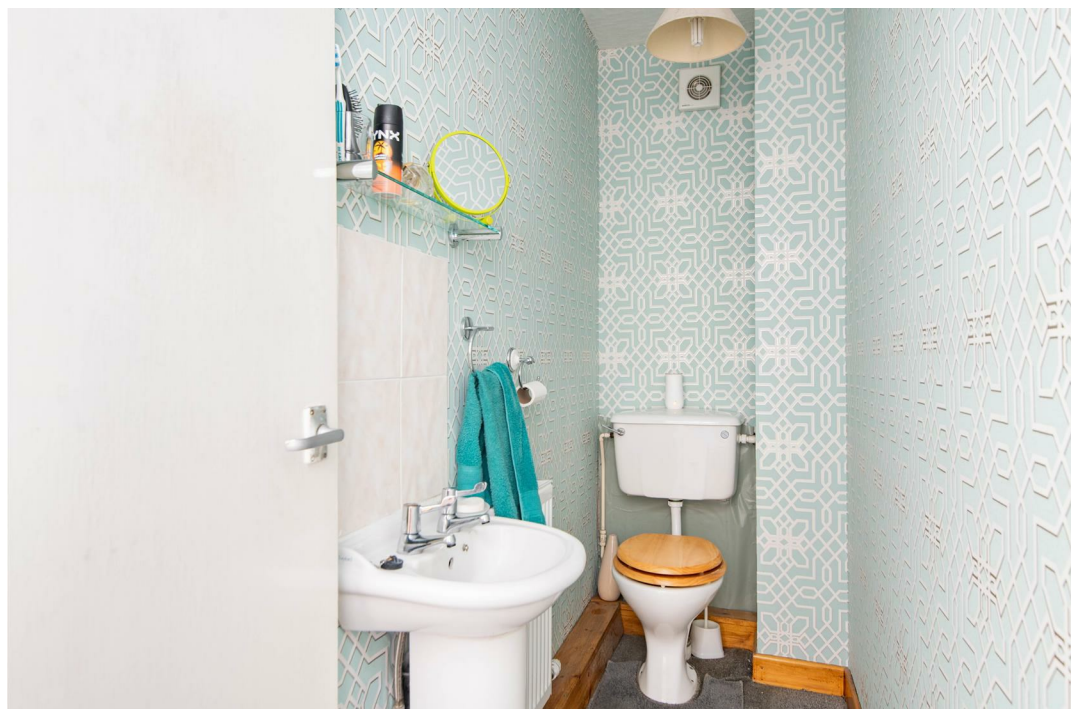
Upon entering the property, you are welcomed into the entrance hall, which provides access to the first-floor staircase and leads through to the inviting lounge. The lounge is a warm and homely space, featuring a central fireplace and a bay window that allows for plenty of natural light. Moving through, you'll find the spacious dining room, ideal for both everyday meals and entertaining guests. Just off the dining room is a convenient ground floor WC. To the rear, the good-sized kitchen offers ample storage and workspace, along with multiple integrated appliances. It's also worth noting that the kitchen has benefitted from a new roof in recent years, adding peace of mind for prospective buyers.

Heading upstairs, the landing gives access to both double bedrooms, each offering comfortable accommodation. The master bedroom benefits from a built-in wardrobe, while the second bedroom has been refreshed with new carpets, which also extend to the landing and stairs. Completing this floor is the well-finished family bathroom, designed with both style and functionality in mind. Additionally, the property boasts a fully boarded loft with electricity, providing excellent storage or potential for further use. The boiler is also regularly serviced, ensuring ongoing efficiency and reliability.

Externally, the home continues to impress. To the front, there is a sizeable gated driveway with space for up to three vehicles, along with access to a garage that benefits from electricity, ideal for storage or workshop use. To the rear, you'll find a well-maintained and low-maintenance garden, featuring a paved seating area perfect for outdoor furniture, alongside a neat lawn and attractive flower beds. This delightful outdoor space provides the perfect setting for relaxing or entertaining, completing what is a fantastic opportunity to acquire a lovely home in a desirable and well-connected location.









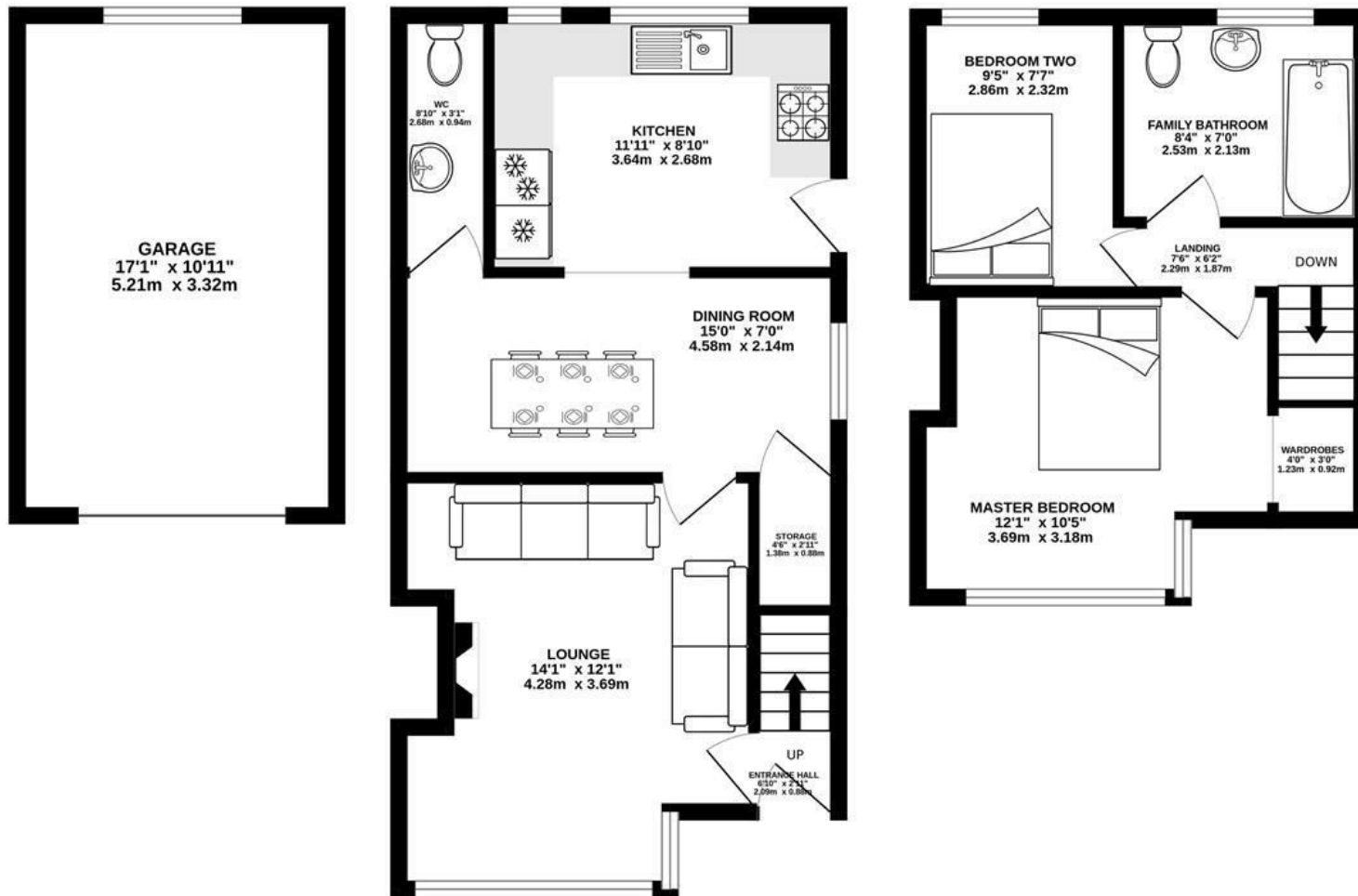




# BEN ROSE

GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.

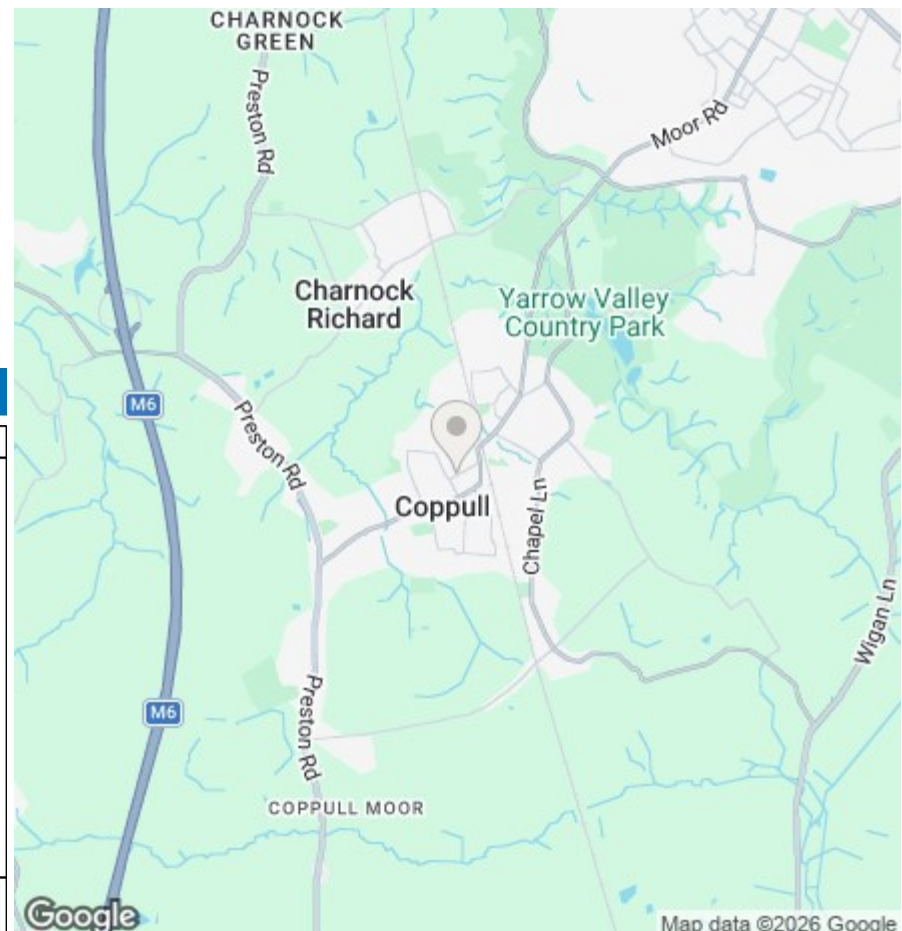


TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

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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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) A			82
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	