

FOR SALE

18, Manor Way, Coppull , PR7 5FH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



18, Manor Way, Coppull , PR7 5FH

Superb three bed semi-detached family home located in Coppull.



- Superb semi-detached family home
- Modern well equipped fitted kitchen
- Bathroom with shower over bath
- Close to schools and transport links
- Great sized reception rooms
- Two double and one single bedroom
- Gardens / driveway / garage
- 944 SQ. FT.

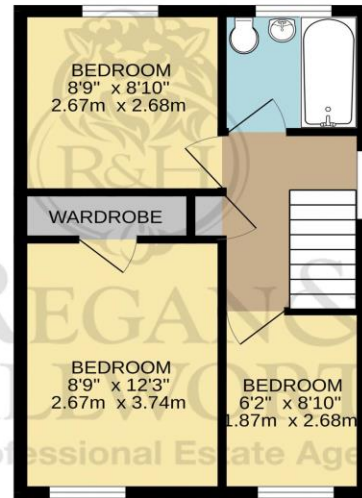
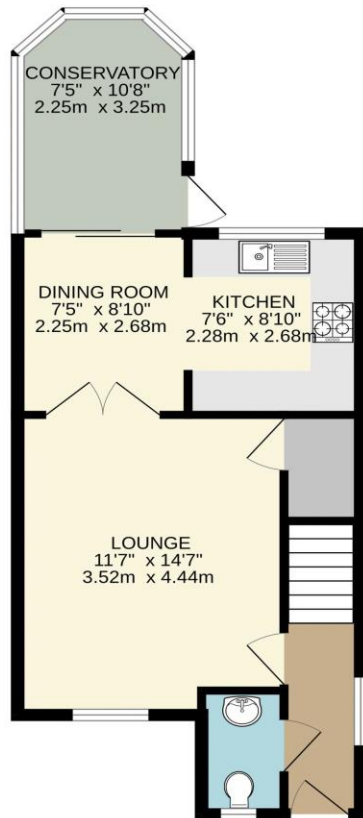
Now available for sale and located along a popular development in Coppull is this immaculately presented, three bed semi-detached family home. Manor Way has been finished to an excellent standard throughout offering spacious accommodation set over two floors along gardens, driveway and garage. The property offers excellent access to a range of local amenities, schools for all ages, public transport links and is just a short drive to several major motorway networks.

In brief the accommodation comprises entrance hallway, cloak room wc, superb sized lounge / sitting room located to the front, dining room to the rear with access into the conservatory and then a modern and well-equipped fitted kitchen. On the first floor there are two good sized double bedrooms, one single and a modern family bathroom with shower over bath.

Externally Manor Way has a well maintained lawn to the front with driveway and garage to the side. To the rear there is a private and secure low maintenance garden area. Internal inspection is highly recommended to fully appreciate the property's size, finish and excellent location.







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TOTAL FLOOR AREA : 944 sq.ft. (87.7 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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