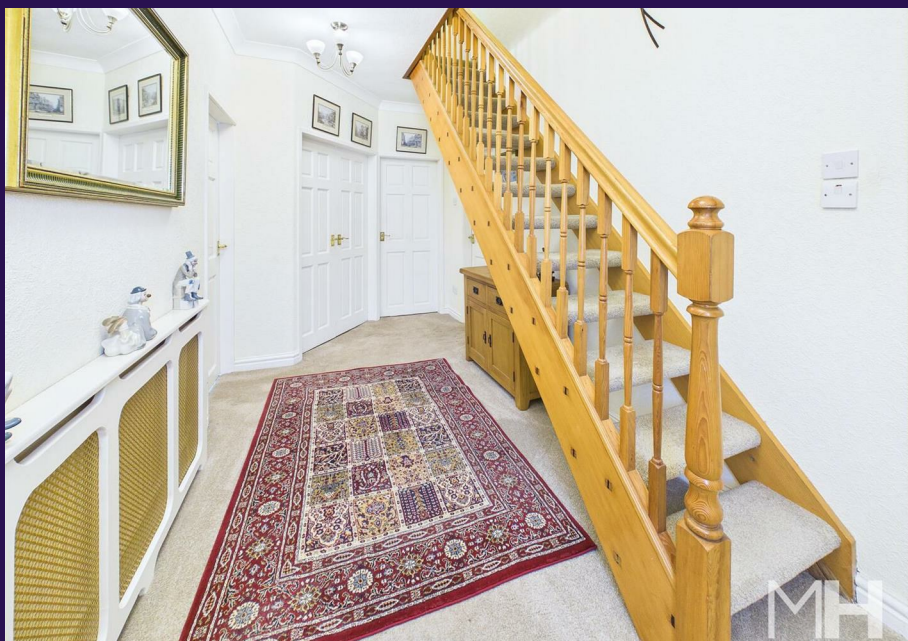




2 THE COPPICE

INGOL, PRESTON, PR2 3UL

£249,950



Key Features

- Immaculately Presented Three Bedroom Semi Detached Chalet Bungalow
- Ideally Situated Within Easy Reach of All Local Amenities
- Spacious Lounge, Dining Room & Modern Fitted Kitchen
- Large Double Bedroom & Contemporary Shower Room to the Ground Floor
- Two Further Bedrooms & W.C to the First Floor
- Low Maintenance Front & Rear Landscaped Gardens
- Driveway Parking for Several Vehicles & Single Detached Garage
- Offered With the Benefit of No Onward Chain Delay
- Early Viewing Strongly Advised

Property Summary

An excellent opportunity to acquire this beautifully presented three-bedroom semi-detached chalet bungalow, occupying a desirable position just off Tag Lane in the highly sought-after suburb of Ingol.

Ideally situated for a wide range of local amenities, the property enjoys convenient access to the Royal Preston Hospital, excellent motorway links, highly regarded schools and Preston Golf Club, making it an ideal choice for families, professionals and those looking to downsize without compromise.

Immaculately maintained throughout, the property offers spacious and versatile accommodation arranged over two floors. The ground floor briefly comprises a welcoming entrance hallway, elegant lounge, separate dining room, well-appointed fitted kitchen, a generous double bedroom and a contemporary shower room. To the first floor are two further well-proportioned bedrooms together with a useful WC, providing flexible living arrangements to suit a variety of purchasers.

Externally, the property is equally impressive, benefiting from a generous driveway providing off-road parking for several vehicles, attractive low-maintenance gardens to both the front and rear, and a detached single garage.

Offered to the market with no onward chain, this superb home represents a rare opportunity to purchase a versatile and impeccably presented property in a highly desirable residential location. Early viewing is strongly recommended to fully appreciate the quality, space and convenience this wonderful home has to offer.

Entrance Hallway

15'2" x 7'1" (4.62 x 2.16)

Entrance via a modern composite front door leading into the hallway. Carpeted spindle balustrade staircase leads to all first floor accommodation. Radiator. Two ceiling light fittings. Carpeted. Doors leading off to all ground floor accommodation.

Living Room

12'12" x 16'4" (3.96 x 4.98)

UPVC double glazed window to the front elevation. Feature living flame gas fire with modern surround and hearth. Ceiling light fitting and wall lights. TV aerial socket. Radiator. Carpeted.

Dining Room/Potential Bedroom Four

9'9" x 12'2" (2.97 x 3.70)

UPVC double glazed sliding patio doors to the rear elevation leading out onto the garden. Ceiling light fitting. Radiator. Carpeted. This room could also be utilised as a potential fourth bedroom.

Kitchen

9'5" x 8'10" (2.86 x 2.70)

UPVC double glazed window to the rear elevation. Features range of modern eye and base units in high gloss white with complementary work surfaces and upstands over. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Waste disposal under the sink. Integrated appliances include electric fan assisted oven, induction hob with extractor over, microwave oven and fridge freezer. Part tiled elevations. Ceiling Spotlight track. Radiator. Wood effect laminate flooring.

Bedroom Three

11'11" x 10'4" (3.62 x 3.14)

UPVC double glazed window to the front elevation. Features a range of fitted robe storage with top boxes, bedside cabinets and kneehole dressing table. Ceiling light fitting. Carpeted. Radiator.

Shower Room

5'5" x 6'2" (1.65 x 1.89)

UPVC double glazed obscured window to the side and front elevations. Features a modern three-piece suite in white comprising of a low flush WC, pedestal wash hand basin with mixer tap and step in corner shower cubicle with mixer shower. Wall mounted illuminated vanity mirror. Fully tiled elevations. Radiator. Inset spotlights to ceiling. Cupboard housing and plumbed for washing machine and tumble dryer.

First Floor Landing

Doors leading off to all first floor accommodation. Carpeted. Ceiling light fitting.

Bedroom One

11'9" x 10'4" (3.58 x 3.16)

UPVC double glazed window to the side elevation. A bright and airy double bedroom. Carpeted. Radiator. Ceiling light fitting. Large storage cupboard.

Bedroom Two

9'9" x 17'1" (2.97 x 5.20)

Velux roof light to the rear elevation. A bright and airy double bedroom with valuted ceiling. Carpeted. Radiator. Ceiling light fitting. Spacious under eaves storage.

Cloaks W.C

A handy first floor cloaks WC featuring a two piece suite in white comprising of a low flush W.C and wash hand basin with mixer tap set with a vanity unit with cupboard storage. Radiator. Vinyl flooring. Extractor fan. Ceiling light fitting.

Exterior

The front garden has been thoughtfully designed for ease of maintenance, featuring attractive gravelled areas complemented by well-stocked planted borders containing a variety of mature shrubs and established plants. An imprinted concrete driveway provides generous off-road parking for several vehicles and





leads to the detached single garage.

To the rear, the fully enclosed garden offers a private and low-maintenance outdoor space, with paved seating areas ideal for relaxing or entertaining, together with established planted borders showcasing an attractive selection of mature shrubs and bushes. A secure side access gate provides convenient access to the front of the property.

Detached Single Garage

With stable entrance doors and with power and light.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

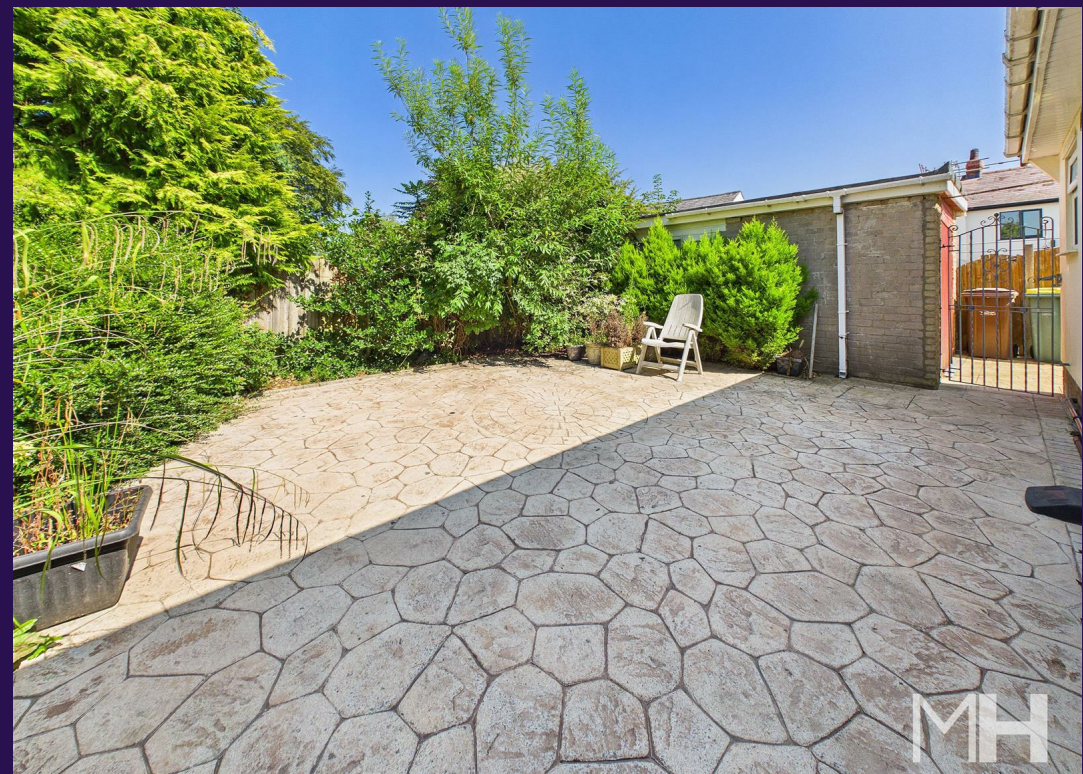
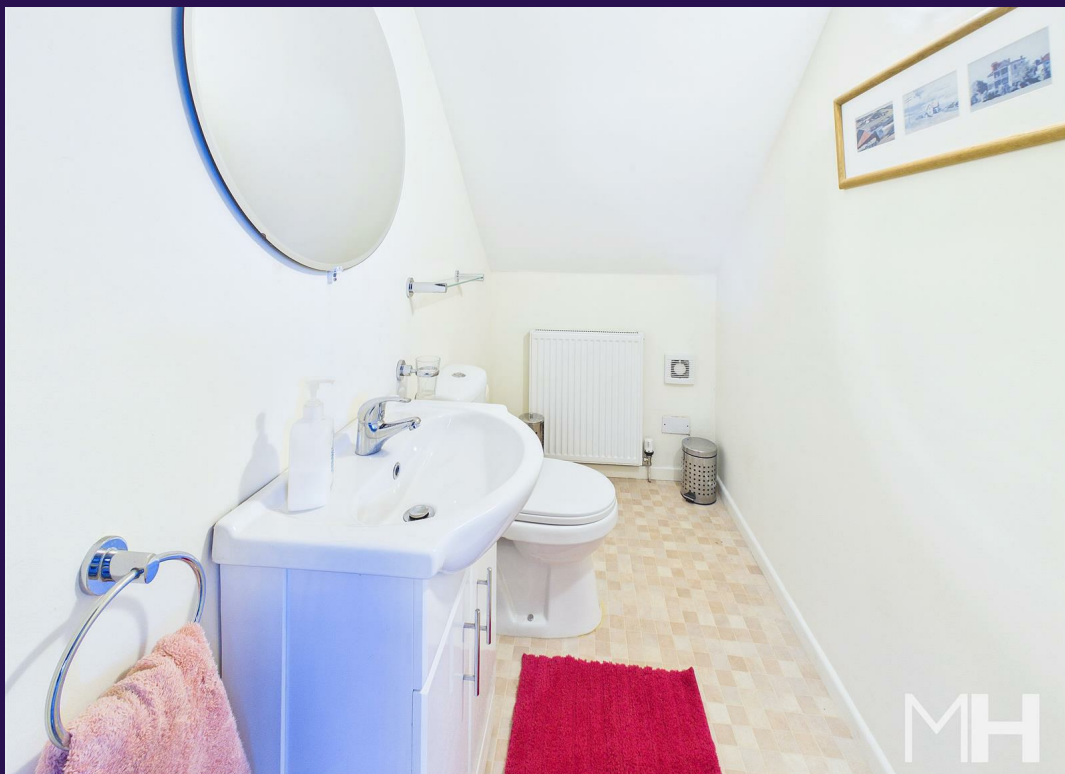
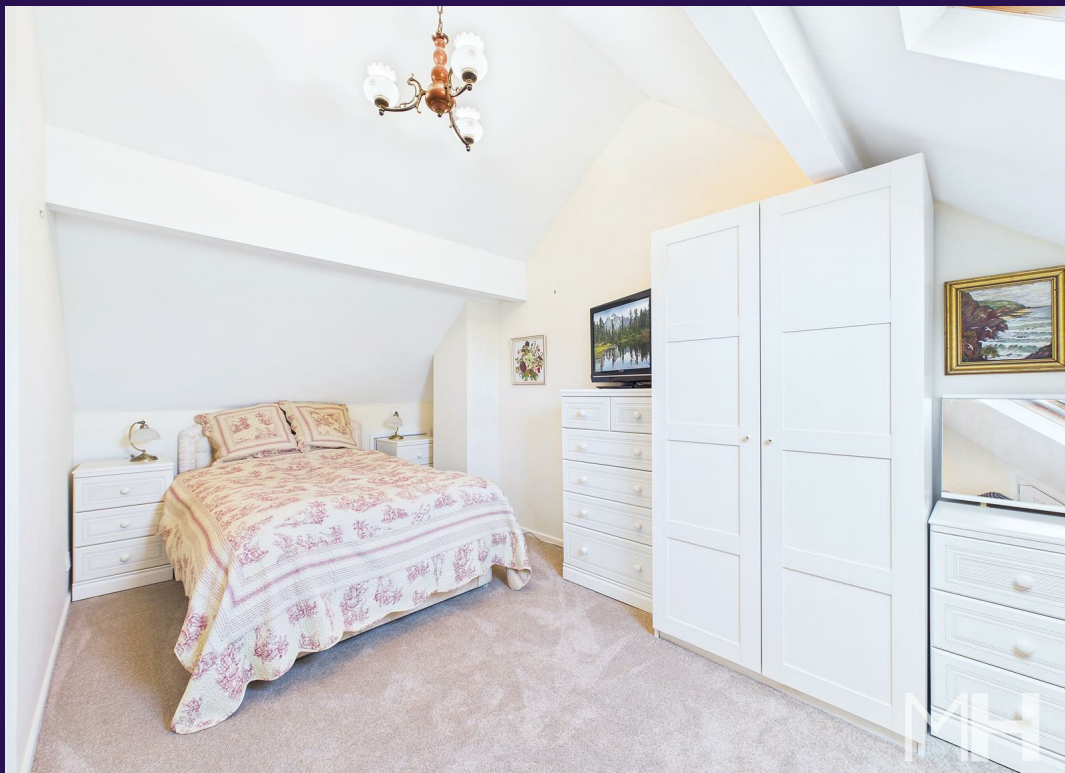
NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.





Additional Information

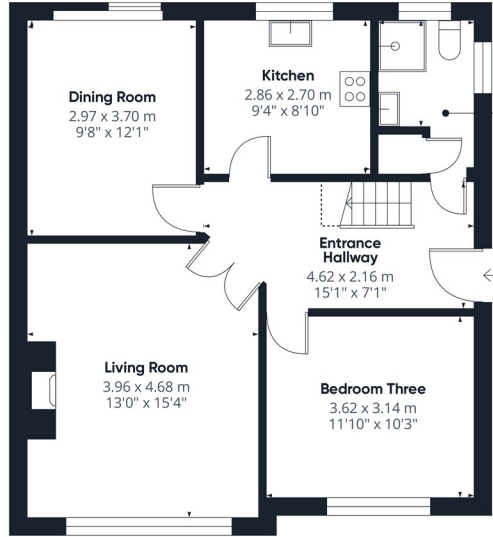
Local Authority – Preston City Council

Council Tax – Band C

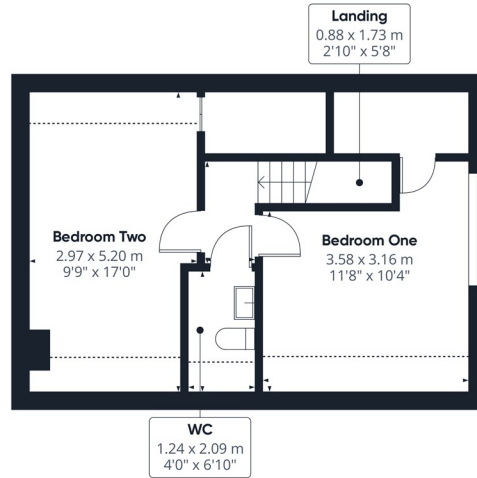
Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



First Floor



Approximate total area^m

97.2 m²
1046 ft²

Reduced headroom

6.7 m²
72 ft²

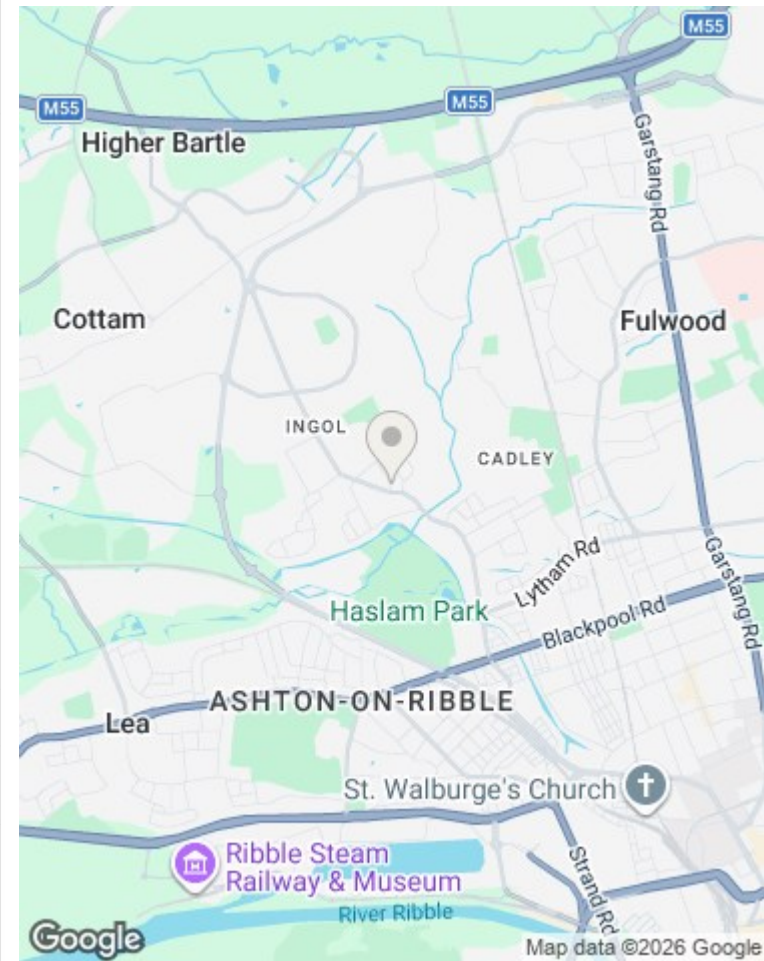
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	