

FOR SALE

84, Preston Road, Coppull, PR7 5DW

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



An extended three bed traditional terrace with fantastic open plan kitchen & far reaching views



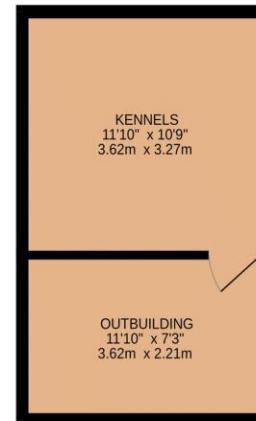
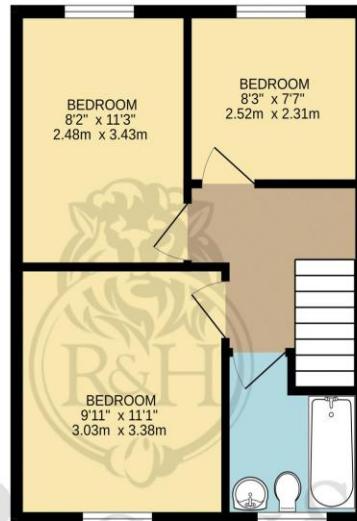
- Semi-rural setting with open views
- Bifold doors
- Extensive driveway with ample parking
- Close to good local schools & amenities
- Extended open plan kitchen
- Generous gardens
- 3 bedrooms & modern family bathroom
- 1103 SQFT

Discover this exceptional extended three-bedroom family home, set on a generously sized plot for a traditional terrace, the house boasts an enviable semi-rural setting on the edge of Coppull and enjoying far reaching views of greenbelt countryside. Beautifully combining traditional charm with modern living, the interior has been thoughtfully upgraded and extended with a stylish layout perfect for contemporary family life. The heart of the property is the impressive open-plan kitchen diner, created through a substantial rear extension. This stylish space, filled with natural light, includes bi-fold doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor also boasts a welcoming reception room with a bay window. Upstairs, you'll find three well-proportioned bedrooms and a modernised family bathroom. Externally, the large plot is a standout feature, offering generous parking at the front and a spacious rear garden with an enclosed courtyard for outdoor living. Additionally, there are outbuildings comprising a utility and useful storage. This is a superb opportunity to acquire a well-presented and extended family home, providing space, light, and a desirable layout in a semi-rural setting with pleasant open views. It's conveniently located within a short stroll to the local school and close to Coppull village amenities, with the M6 motorway and a train station also nearby.





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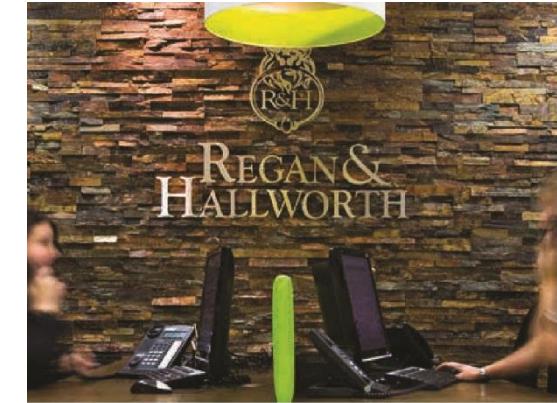
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TOTAL FLOOR AREA : 1103 sq.ft. (102.4 sq.m.) approx.

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. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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