



## **Bentham Street, Coppull, Chorley**

**Offers Over £164,995**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom property, located in the sought-after village of Coppull, Chorley. Ideally positioned within close proximity to Chorley town centre, the home benefits from excellent local schools, shops, and amenities, along with fantastic travel links to nearby towns and cities via the M6 and M61 motorways.

The home has been refurbished throughout, including a brand-new kitchen and bathroom, along with recently upgraded internal and external doors, new radiators, and new flooring throughout, creating a modern and comfortable home that is completely move-in ready.

Stepping into the property through the entrance porch, you will find yourself in the spacious lounge which features a stylish media wall and a large window overlooking the front aspect. Moving through, you will enter the open-plan kitchen/diner. The newly fitted kitchen offers ample storage and includes integrated appliances such as an oven, hob, and microwave. The dining area provides plenty of space for a large family dining table, with a single door leading out to the rear yard. Completing the ground floor is the contemporary four-piece family bathroom, also newly installed.

Moving to the first floor, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from bespoke fitted storage.

Moving up to the second floor, you will find the attic room. This versatile space would be ideal as a home office or hobby room, benefiting from an ample amount of natural light via Velux windows.

Externally, to the front of the property there is plenty of on-street parking. To the rear is a good-sized yard with low-maintenance artificial grass and an enclosed shelter, currently housing chickens.

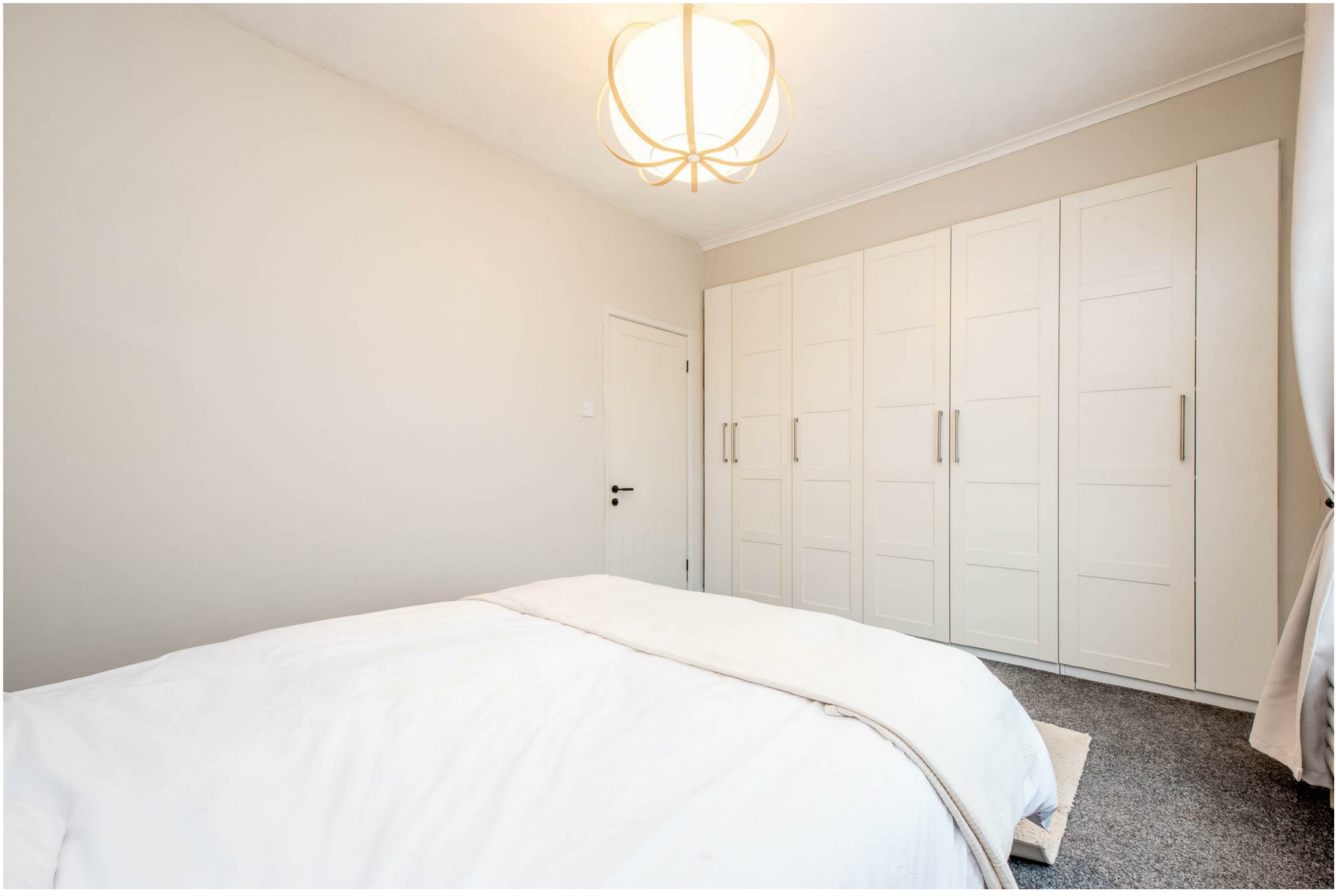
Early viewing is highly recommended to avoid potential disappointment.









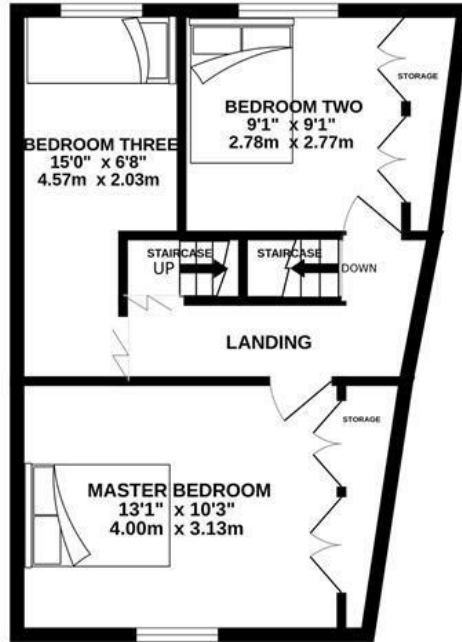




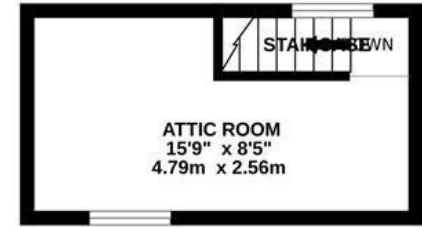
GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR  
132 sq.ft. (12.3 sq.m.) approx.

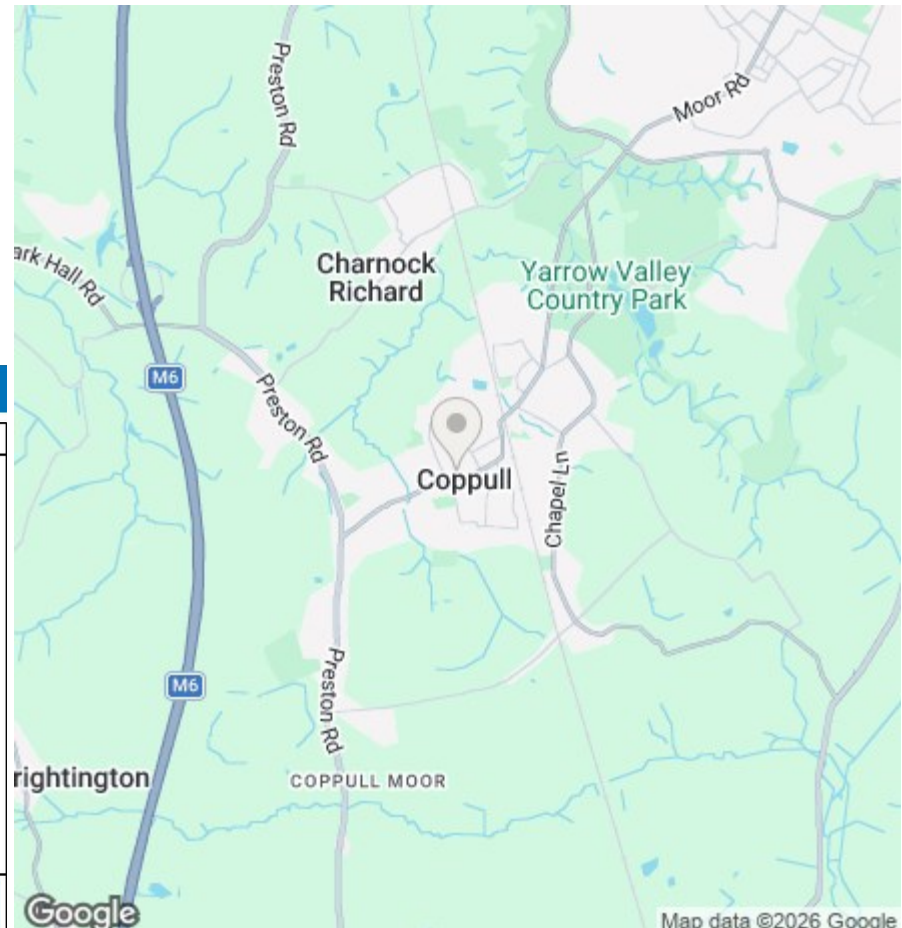


TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

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

Current: **62** (D)

Potential: **76** (C)

## Environmental Impact (CO<sub>2</sub>) Rating

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

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