BEN ROSE



Meadow Close, Coppull, Chorley

£1,295 Per Month

Ben Rose Estate Agents are pleased to present to the lettings market this attractive detached family home situated in a popular residential area of Coppull. Offering generous living space and a practical layout throughout, this property is ideal for growing families seeking comfort and convenience. The home is located close to Coppull village centre, where you'll find a range of local shops, pubs and schools, with further amenities available in nearby Chorley and Standish. There are excellent bus links to Chorley and Wigan, while the M6 and M61 motorways are easily accessible, making the property well positioned for commuting across the region.

Entering through the entrance porch, you step into the welcoming ground floor where a convenient WC is located just off the hallway. From here you move into the bright, dual aspect dining room which forms the heart of the home and connects seamlessly to both the lounge and kitchen. The spacious lounge offers a comfortable setting for relaxing and entertaining, with French doors opening directly out to the rear garden and allowing plenty of natural light inside. The fitted kitchen overlooks the garden and is equipped with a integrated electric oven, gas hob, fridge/freezer, dishwasher and washing machine, along with ample worktop and cupboard space, plus a door providing further access outside.

Moving upstairs, the first floor provides three well-proportioned double bedrooms. The master bedroom benefits from its own private ensuite shower room. Bedroom two features a bay window that enhances both light and character, while the third double bedroom offers flexible use for family or guests. A modern four piece family bathroom completes this level, including a walk-in shower and separate bath.

Externally, the property offers a tarmac driveway with parking for two cars along with an integral garage and a neat front aspect. To the rear is a generous lawned garden with a storage shed, ideal for families and outdoor enjoyment. Additional notes: the home benefits from two solar roof panels, improving energy efficiency and running costs.










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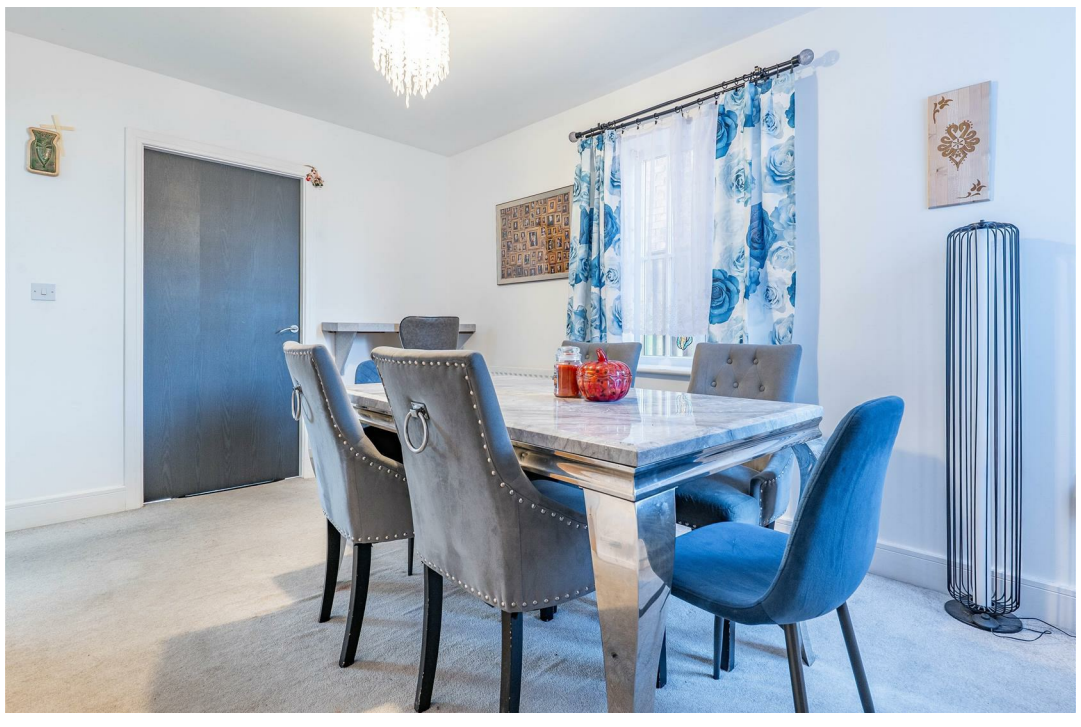








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FLANNELS


MIRROR MIRROR ON THE WALL







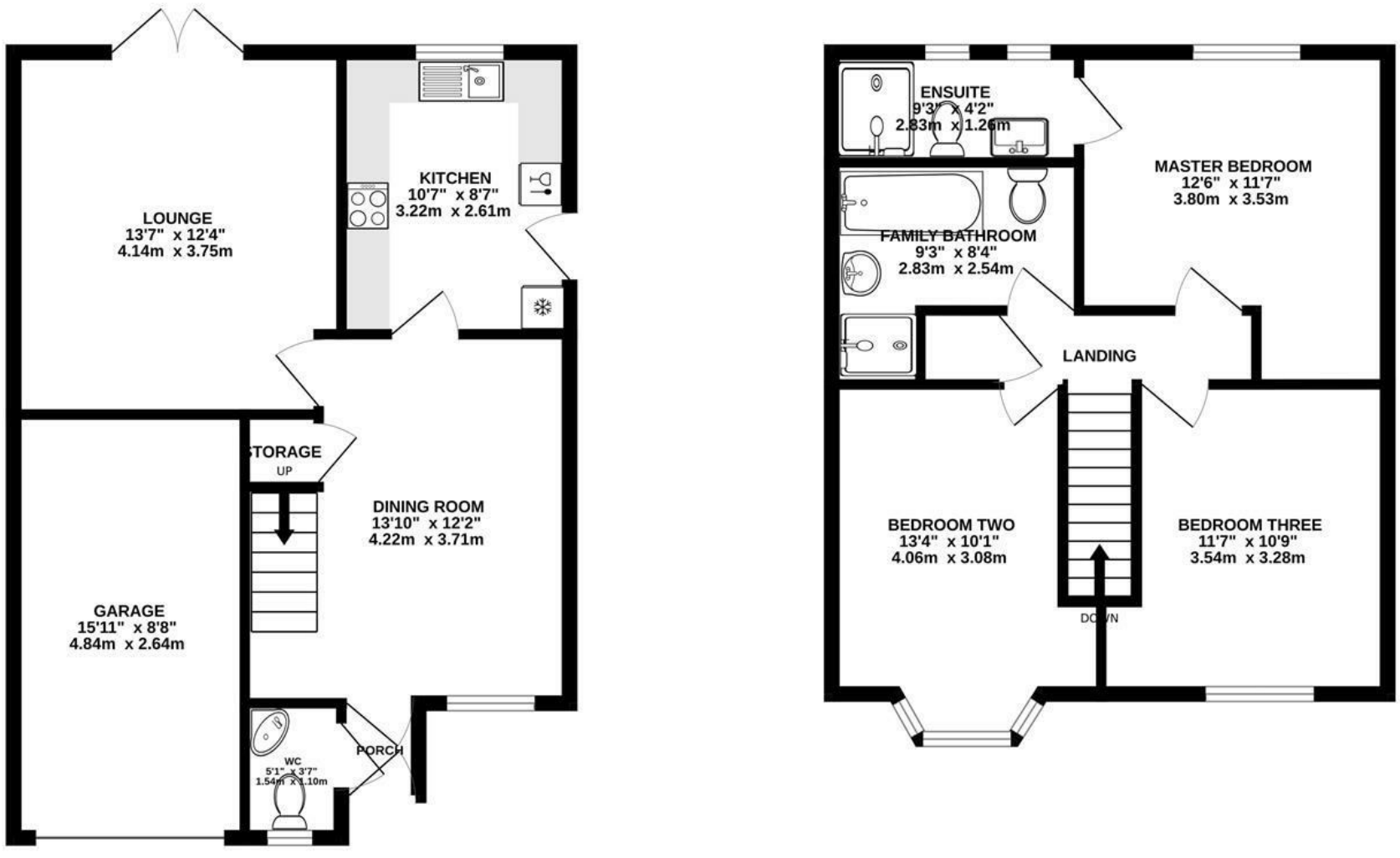




BEN ROSE

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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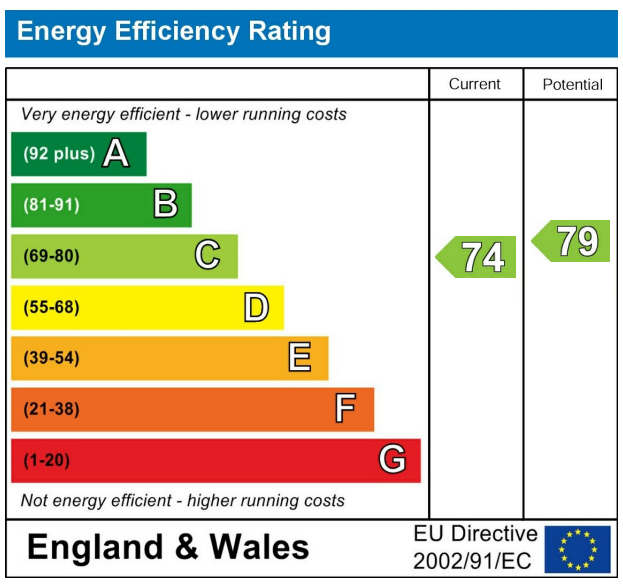

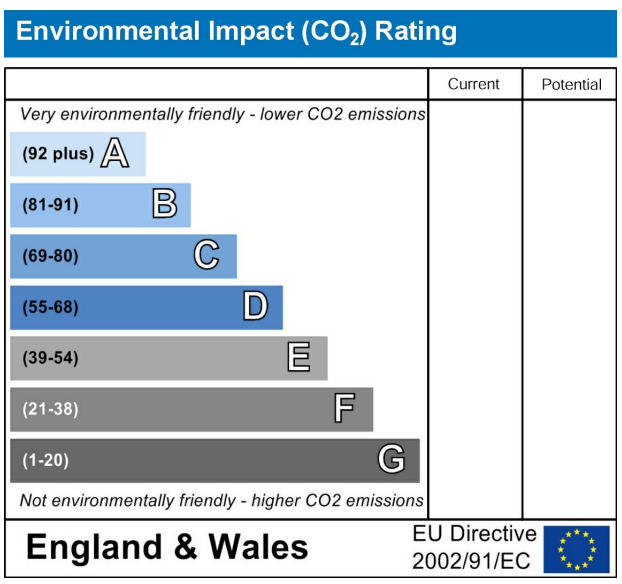



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