



**Spendmore Lane, Coppull, Chorley**

**£975 PCM**

Ben Rose Estate Agents are pleased to present to the rental market this beautifully modernised three-bedroom end-terrace home, ideally situated in the sought-after village of Coppull. Presented to an excellent standard throughout, the property benefits from new carpets, contemporary furniture and brand-new beds in every bedroom, making it an ideal choice for families and couples looking for a home ready to move straight into. Conveniently located close to Coppull Village, residents can enjoy a range of local shops, pubs and well-regarded schools, whilst excellent bus links provide easy access to Chorley and Wigan. The nearby M6 and M61 motorways offer superb commuter connections, with Chorley and Standish both just a short drive away.

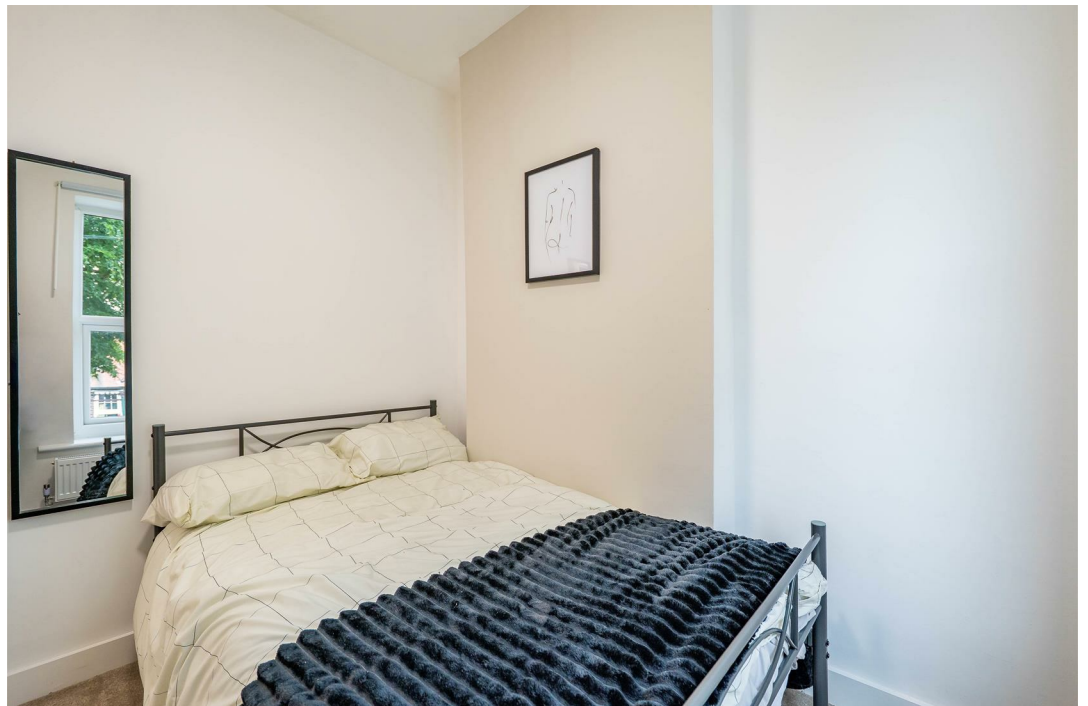
Stepping inside, you are welcomed into a spacious lounge, finished with brand-new carpets to create a warm and inviting living space. To the rear, the modern kitchen/dining room features stylish fitted units, new flooring, a fridge/freezer, washing machine and ample dining space, with a door providing direct access to the rear yard.

The first floor offers a generous master bedroom complete with a bed and wardrobes, alongside a second well-proportioned double bedroom, also furnished with a bed and wardrobes. A comfortable single bedroom provides flexible accommodation and includes a bed and wardrobes. Completing the first floor is a modern three-piece shower room.

Externally, the property benefits from a low-maintenance front garden with a low brick boundary. To the rear is a paved enclosed yard with access to off-road parking for two vehicles. Combining modern finishes, furnished accommodation and a convenient village location, this superb rental property is ready for immediate occupation. Additional Notes: The property is offered furnished with new beds, wardrobes, carpets and furniture throughout.













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.

