



Lancaster Street, Coppull, Chorley

Offers Over £134,995

Ben Rose Estate Agents are pleased to present to market this chain free, charming two-bedroom terraced home, situated within a popular residential area of Coppull. This spacious property would make an ideal purchase for a first time buyer looking to step onto the property ladder. The home enjoys a convenient location close to a range of local shops, schools, supermarkets, and everyday amenities, just a seven minute walk to Yarrow Valley country park whilst also benefiting from excellent travel links via the nearby M6 and M61 motorways, providing easy access to surrounding towns and cities including Chorley, Preston, and Bolton. Coppull itself remains a popular choice for buyers thanks to its welcoming community feel and excellent balance of convenience and green surroundings.

Internally, the property welcomes you into an entrance hallway with stairs leading to the first floor and access through to the main living accommodation. The lounge is generously sized and beautifully presented, featuring charming character details including an exposed brick feature wall, attractive log burner. Moving through to the rear, you'll find a bright and spacious open-plan kitchen diner filled with natural light. The kitchen offers ample worktop space alongside an integrated oven and hob, with additional space for freestanding appliances. The dining area comfortably accommodates a family dining table, creating a sociable space ideal for both everyday living and entertaining. Useful understairs storage and access out to the rear garden can also be found here.

To the first floor, the property offers two well-proportioned bedrooms, including a spacious master bedroom benefitting from built-in storage. Completing the first floor is the large family bathroom, fitted with a three-piece suite including a bath with overhead shower.

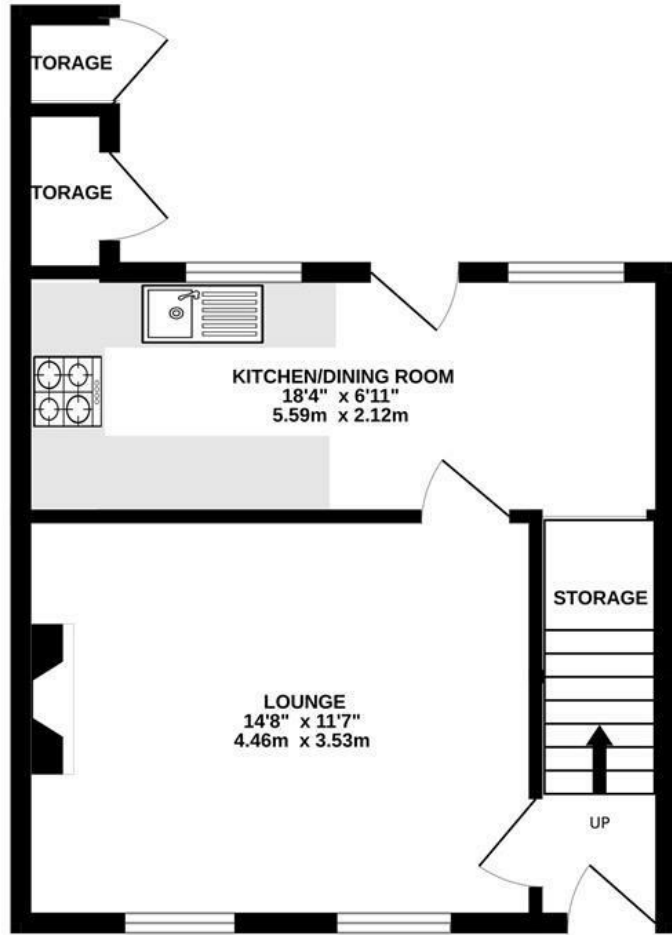
Externally, the property benefits from a gravelled front garden. To the rear is a private paved yard with two useful outbuildings currently utilised for storage. Offering a wonderful blend of character, comfort, and convenience, this is a fantastic opportunity to acquire a lovely home within a well-connected and sought-after location.



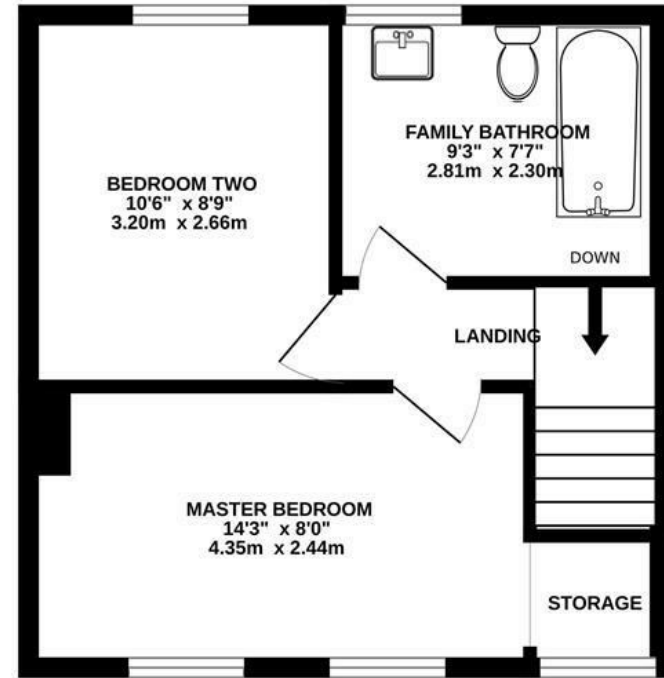




GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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 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) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
England & Wales	EU Directive 2002/91/EC

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

