



Mill Lane, Coppull, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom mid-terrace home, situated in the popular village of Coppull, Chorley. Ideal for first-time buyers looking to step onto the property ladder, this home is perfectly positioned just a short drive from Chorley town centre, offering a wide array of local amenities, highly regarded schools, supermarkets, and leisure facilities. The property benefits from excellent travel links, with nearby train stations providing convenient rail connections, as well as easy access to both the M6 and M61 motorways for travel to surrounding towns and cities. A direct bus route to Chorley and Wigan further enhances the property's accessibility.

Stepping into the property, you are welcomed into an inviting entrance hall, with a staircase leading to the first floor. To the right, you will find the bright dining room, which offers ample space for a family dining table and features a large window overlooking the front aspect. From here, double doors open into the spacious lounge, centred around a feature fireplace and benefiting from convenient access to under-stairs storage. The lounge leads through to the recently refurbished kitchen, which is fitted with a newly installed integrated oven and hob, along with ample storage and space for additional appliances. A single door provides access to the rear garden. Completing the ground floor is a modern three-piece family bathroom, fitted with an over-the-bath shower.

Moving upstairs, there are two well-proportioned double bedrooms, both benefiting from integrated storage.

Externally, the property offers ample on-street parking to the front. To the rear is a good-sized, low-maintenance yard, ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





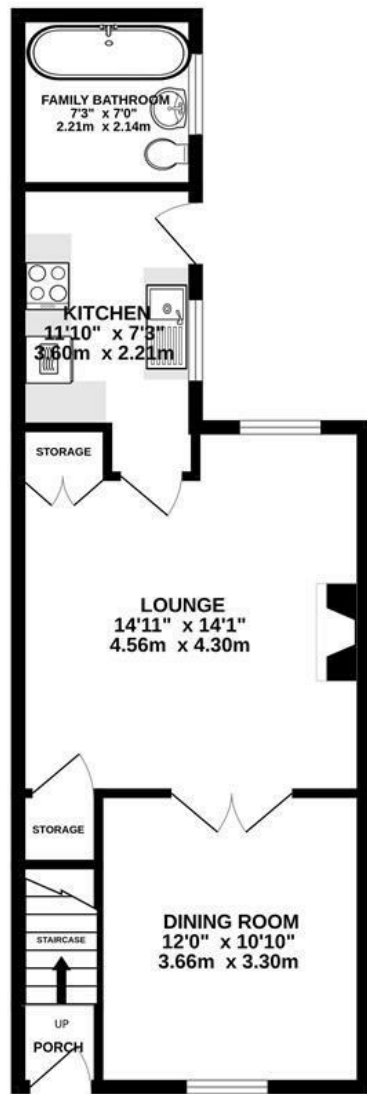




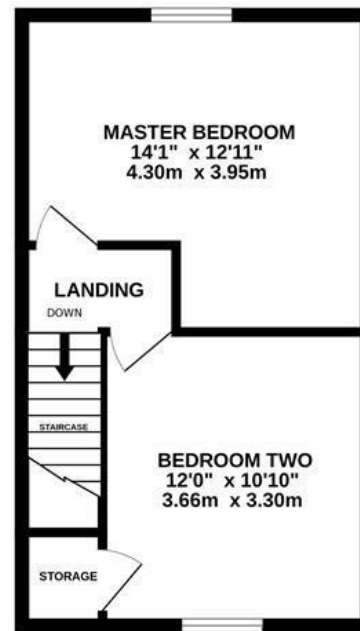




GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

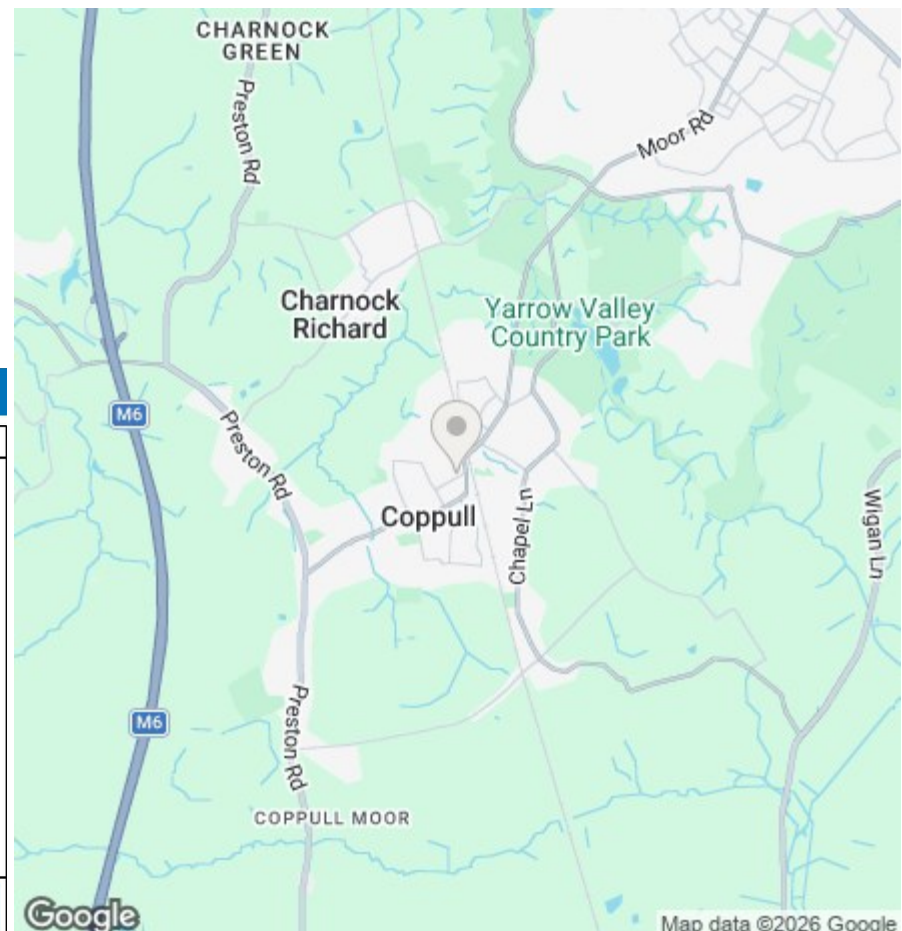


TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

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

Environmental Impact (CO₂) 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	