



Park Road, Coppull, Chorley

£925 PCM

Ben Rose Estate Agents are delighted to present to the rental market this beautifully finished three bed terraced home set over two floors within a popular residential location within Coppull.

Internally, the property briefly comprises of a welcoming entrance hall where you can find the stairs and access to all ground floor rooms.

The lounge is generous in size compromises of a feature fireplace and receives ample light from the front facing window. Moving through you'll reach the dining room. Again, generous in size, this room will comfortably fit a 6 person dining table and is where you can find access to the kitchen. The kitchen provides an abundance of worktop space and comes with an integrated hob/oven and room for other external appliances to be fitted. Access to both the yard and garage can be found here.

Moving upstairs, you will find the family bathroom with a bath and over the bath shower, and three good sized bedrooms, whilst externally, to the front of the property is plenty of space for on street parking whilst to the rear is a secluded garden area with gated access to the street behind.

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 (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		
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Not environmentally friendly - higher CO ₂ emissions			
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