BEN ROSE



Mill Lane, Coppull, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom end-terrace property situated in the sought-after village of Coppull, Lancashire. Requiring renovation throughout, this home presents an excellent opportunity for buyers looking to modernise and add value, whether as a first home, investment purchase or downsizing project. The property enjoys a convenient location close to a wide range of local amenities including shops, supermarkets, schools, cafés and leisure facilities, whilst nearby Chorley town centre offers an even greater selection of retail and dining options. Excellent transport links are available via regular bus services and nearby railway stations in Adlington and Chorley, providing routes across the North West. The M6, M61 and M65 motorway networks are also easily accessible, making commuting to Preston, Bolton, Manchester and surrounding areas highly convenient.

Upon entering the property through the entrance porch, you are welcomed into the front lounge, a spacious reception room featuring a log burner. A large opening leads through to the dining room, creating an open and sociable layout ideal for everyday living. The dining room benefits from vinyl plank flooring and a rear-facing window overlooking the yard, with a wooden corner staircase positioned to the right leading to the first floor. Continuing through, the fitted kitchen offers a range of integrated appliances, tiled flooring and useful storage space. From here, an external door provides direct access to the rear yard, garage and additional land beyond, whilst an internal doorway leads through to the utility room.

To the first floor, the property offers two well-proportioned bedrooms. The generous master bedroom benefits from two front-facing windows, allowing an abundance of natural light to fill the room throughout the day. The second bedroom provides versatile accommodation suitable for guests, a home office or additional storage. Completing the first-floor accommodation is the family bathroom, fitted with a bath and overhead shower, wash basin, WC and bidet.

Externally, the property is approached via a small walled and paved front garden which provides access to the entrance porch and offers a low-maintenance frontage. To the rear, the property truly comes into its own, benefiting from an extensive tarmacked area providing off-road parking for multiple vehicles alongside a detached garage, ideal for storage, workshop use or further potential. Beyond this lies additional land to the rear, presenting exciting possibilities for buyers seeking extra outdoor space. Offering generous external space, excellent parking provisions and significant scope for renovation and improvement, this property represents a fantastic opportunity to create a home tailored to individual tastes and requirements.







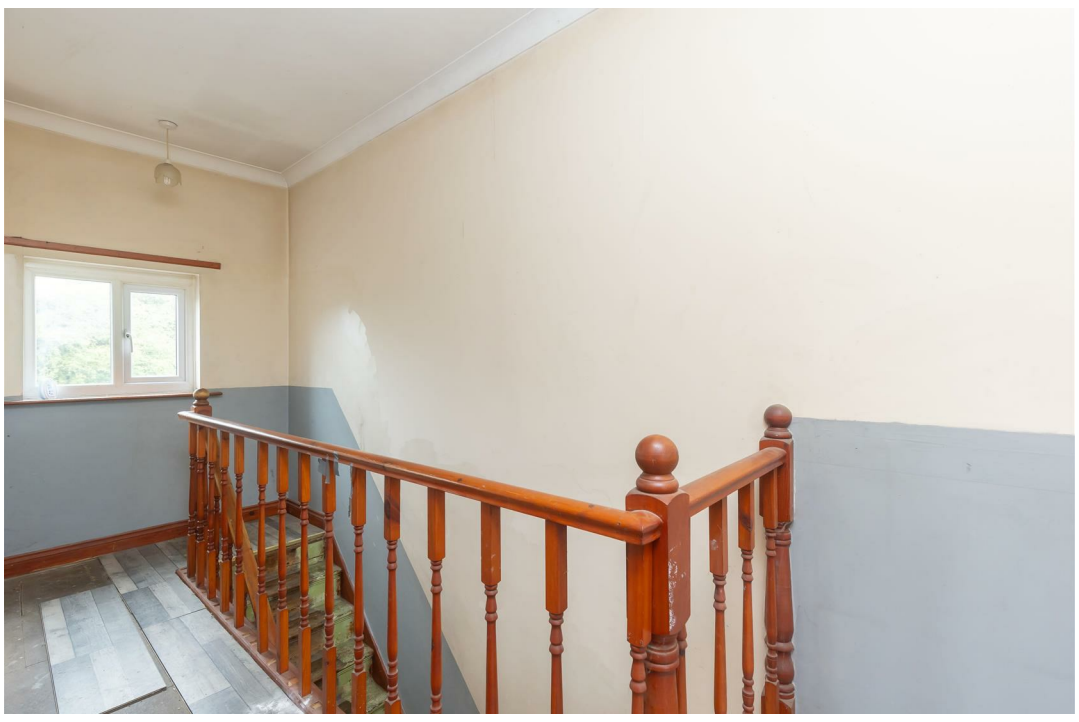






























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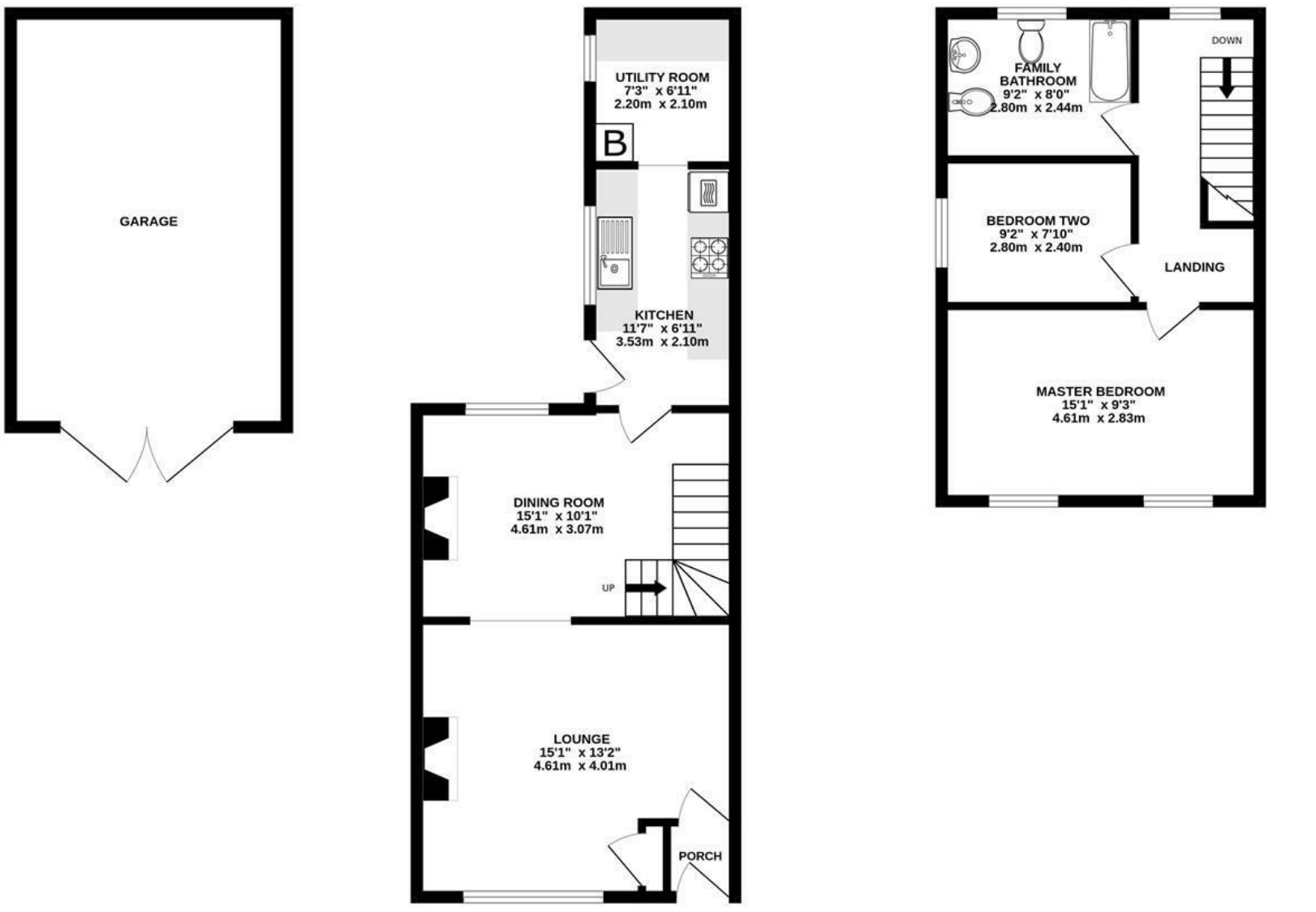




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GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.

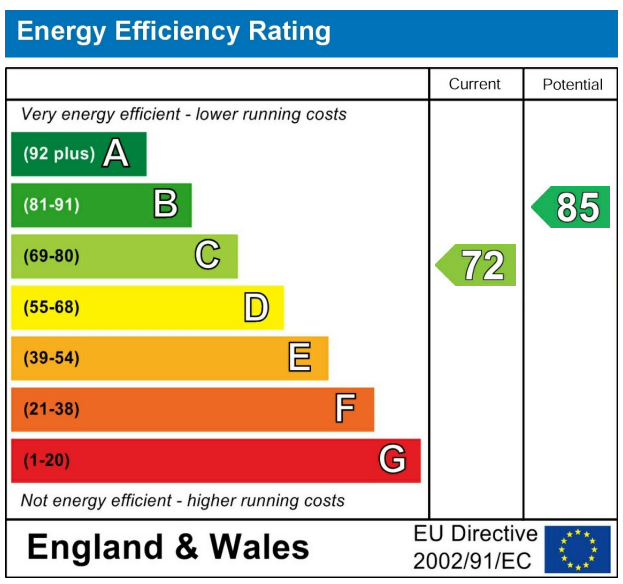
1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.

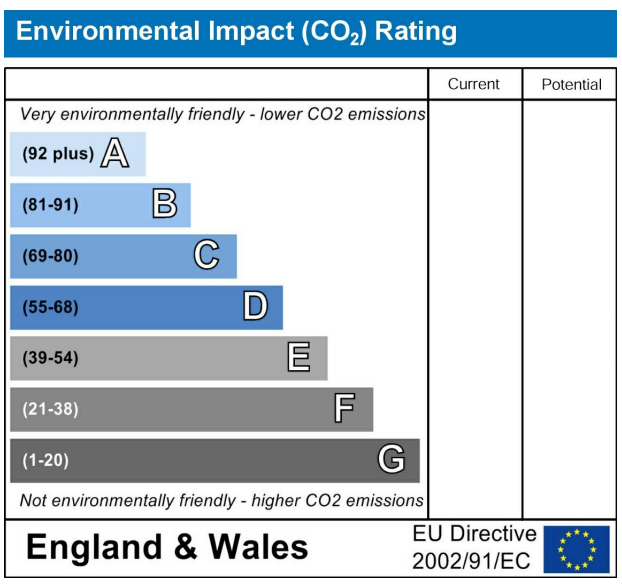


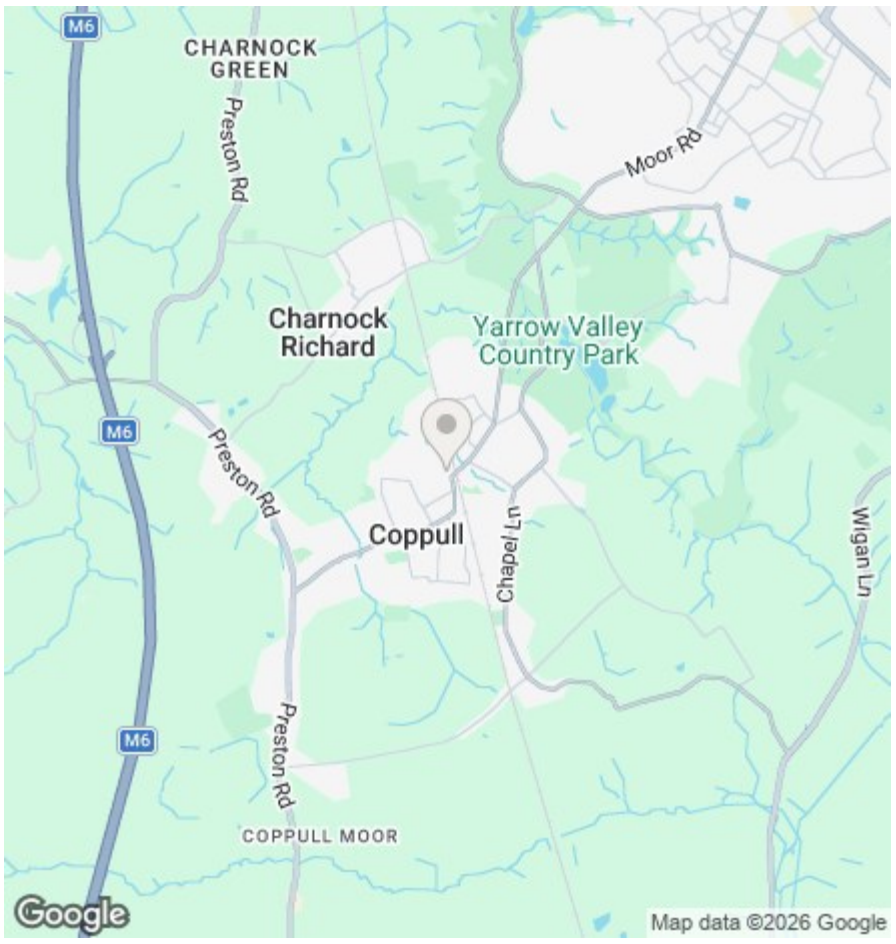
TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

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.







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