BEN ROSE



Tanyard Close, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this three bedroom semi-detached property, offering fantastic potential throughout and ideal for families, first-time buyers, or investors seeking a project. Situated in the sought-after village of Coppull, Chorley, the home benefits from a pleasant setting on a quiet cul-de-sac just off the main road of the village. The property is well-positioned for travel, with easy access to the M6 and M61 motorways, while nearby train stations such as Euxton Balshaw Lane and Chorley provide convenient links to Preston, Wigan, and Manchester. A range of local amenities including shops, schools, and leisure facilities are all within easy reach.

Entering the home, you are welcomed into an entrance hall which provides access to the lounge as well as the staircase to the first floor. The lounge is a sizeable space, having been opened up and offering plenty of room for comfortable seating and living arrangements, and leads through to the kitchen. The kitchen provides access to the rear garden and presents an excellent opportunity for modernisation, allowing buyers to tailor the space to their own taste and requirements.

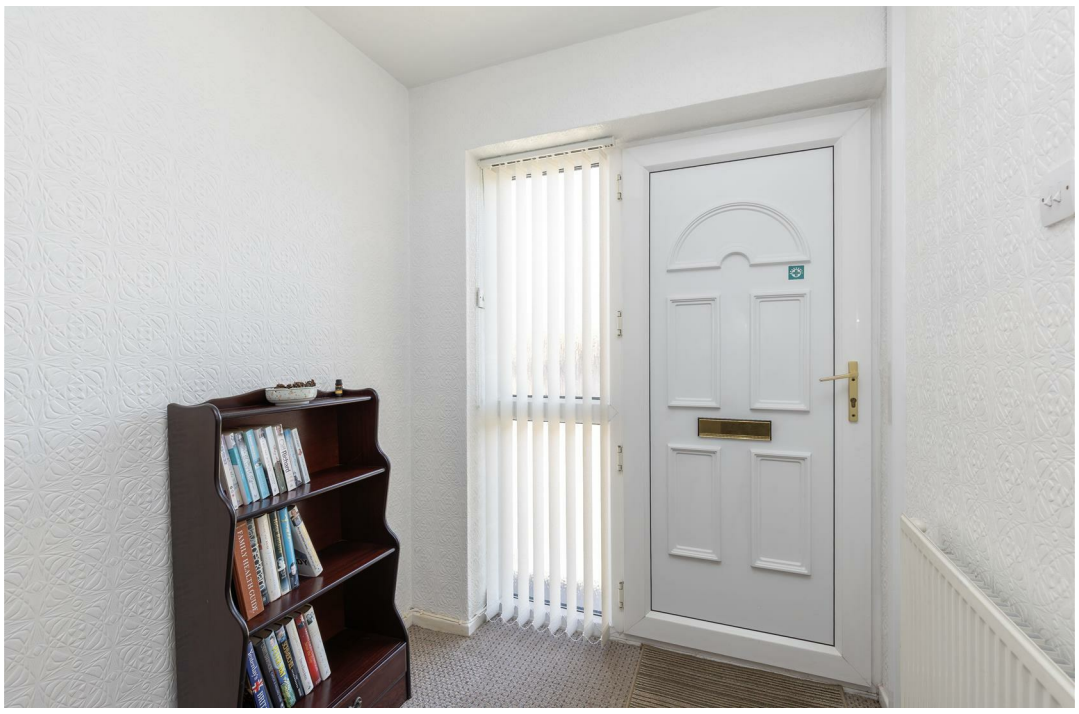
Moving upstairs, the property features a landing that provides access to all first-floor rooms, along with access to the boiler cupboard. There are two well-proportioned double bedrooms and a single bedroom, offering flexible accommodation for families or home working. The family bathroom completes the first floor.

Externally, the property benefits from a driveway to the front providing off-road parking, along with a front garden that adds to its kerb appeal. To the rear, there is a long, private south-west facing landscaped garden, ideal for enjoying the afternoon and evening sun. This home presents a great opportunity to create a wonderful living space in a desirable location.




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FAIRY











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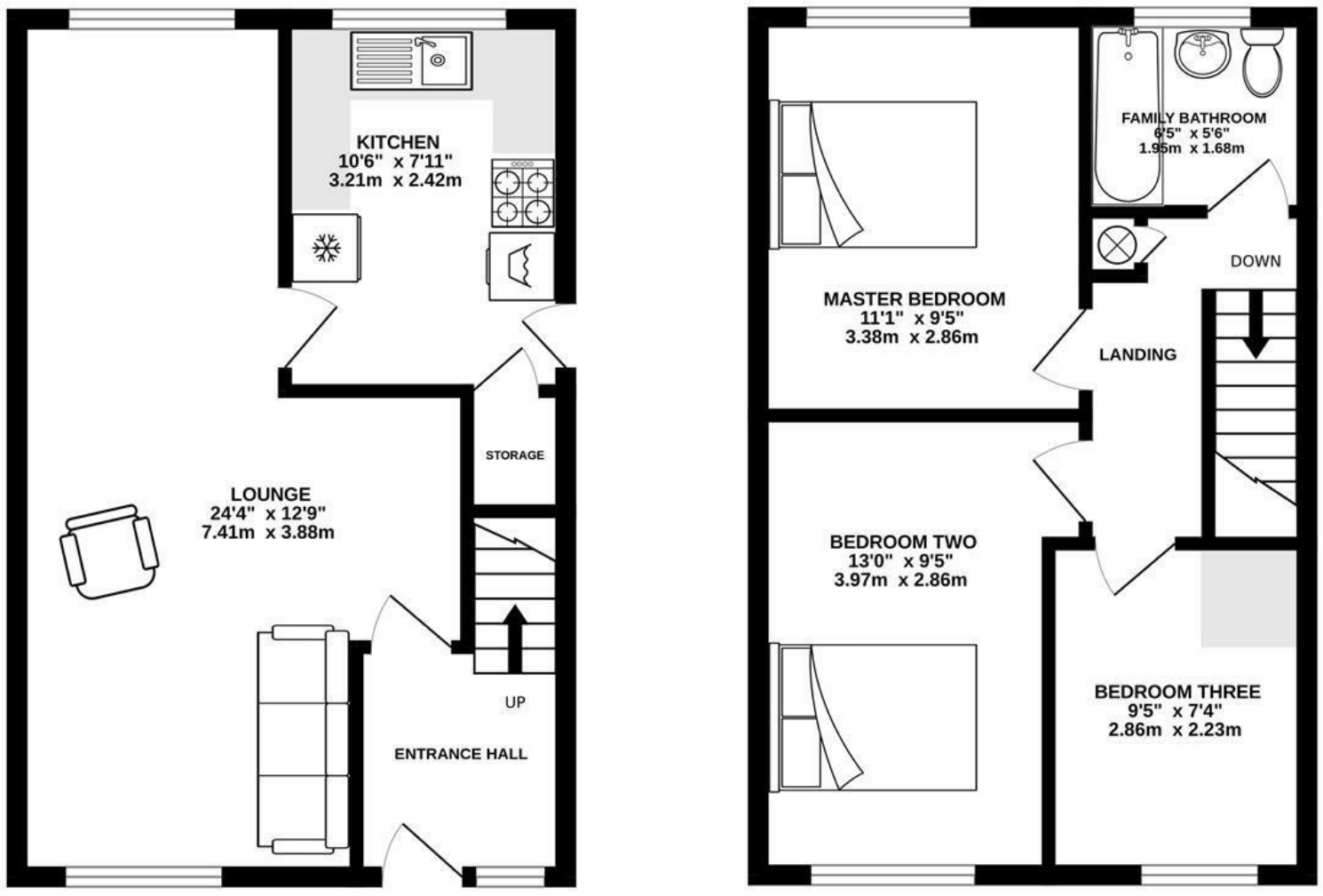




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GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

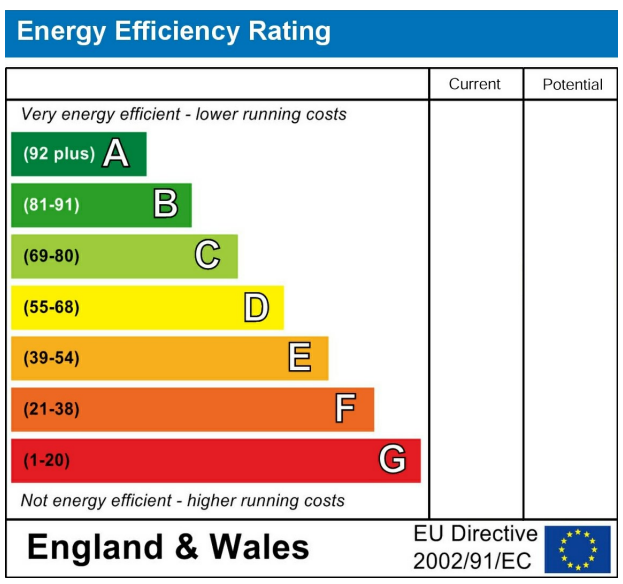
1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.

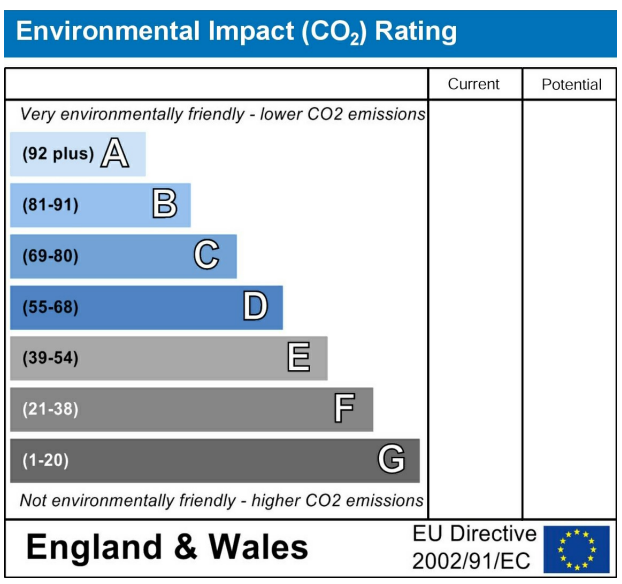


TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

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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