



Sunny Brow, Coppull, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached property, nestled in the sought-after area of Coppull, Chorley. This spacious property is ideally situated just a short distance from Chorley town centre, ensuring easy access to superb local schools, shops, and amenities. Commuting is a breeze, thanks to the excellent travel links provided by nearby train stations and the convenient proximity to the M6 and M61 motorways.

Upon entering through the porch you'll find the good sized reception hall with access to all ground floor rooms. The lounge diner, which stretches the entire length of the property, boasts dual aspect windows that fill the space with natural light. A charming coal fireplace adds a touch of classic warmth, and the room easily accommodates both a dining table and a comfortable three-piece sofa set. The kitchen, a spacious area, opens up possibilities for culinary creativity and connects seamlessly with the dining/sitting room. This room also provides access to the integral garage, offering practical convenience and potential for further expansion.

Ascending to the first floor, you'll discover three generously sized bedrooms, each boasting ample space for double beds. The master bedroom features built-in wardrobe, providing storage solutions while preserving the room's sense of space. A modern three piece shower room can also be found on this level as well as a separate WC off the landing, ensuring convenience for the entire household.

Externally, the driveway comfortably accommodates parking for two cars, making it ideal for families or those who frequently entertain guests. The garage offers additional storage or parking space, catering to various needs. The serene location of the property enhances its appeal, providing a quiet escape from the hustle and bustle of daily life.

The rear garden is of a good size and is not overlooked providing the perfect canvas for gardening enthusiasts or those desiring a tranquil space for relaxation.

In summary, this three-bedroom semi-detached property presents a fantastic opportunity for first time buyers and families. With its prime location, ample interior space, and the potential to create a dream home, this property is a must-see. Don't miss the chance to explore the possibilities it offers. Arrange a viewing at your earliest convenience to fully appreciate all that this property has to offer.







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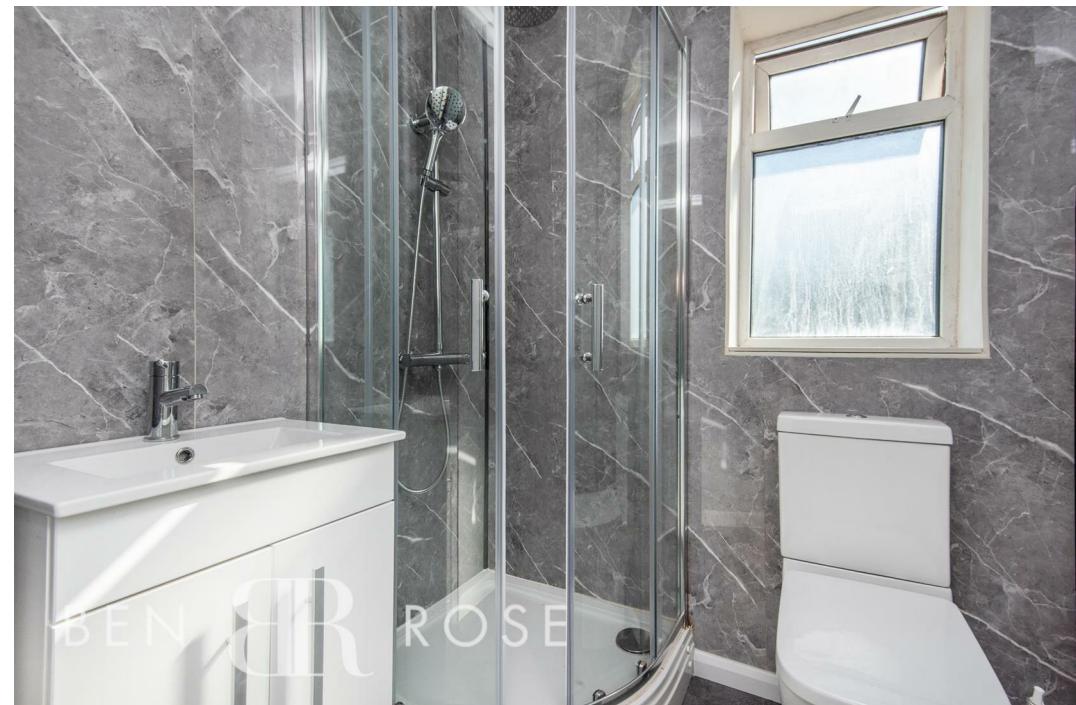


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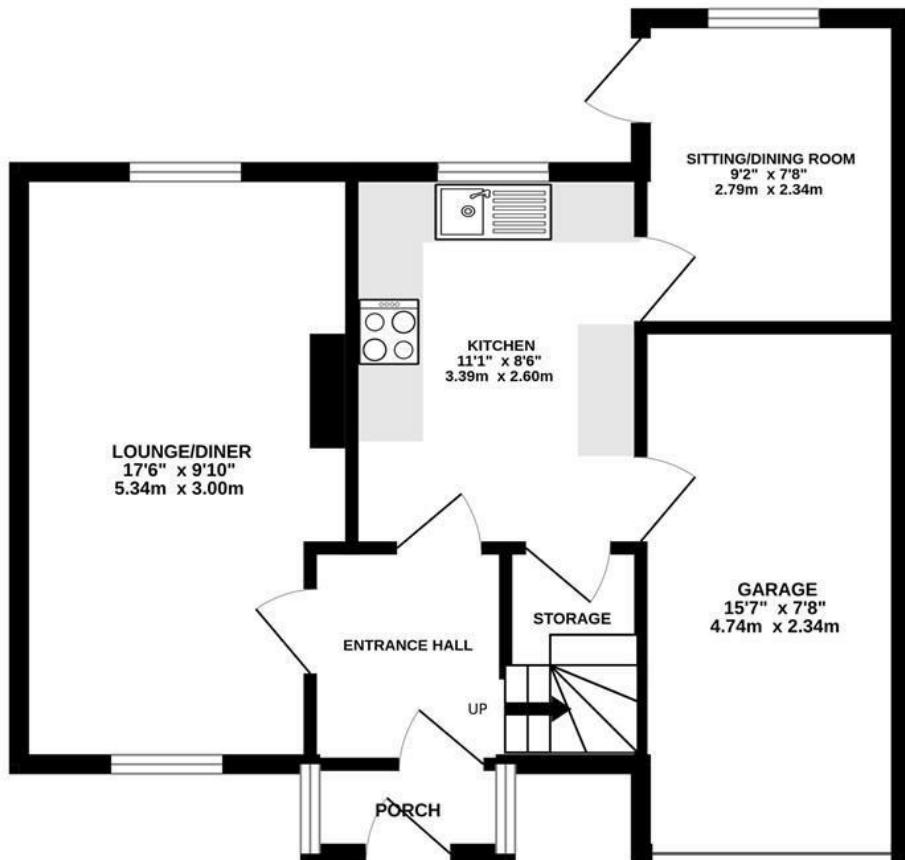
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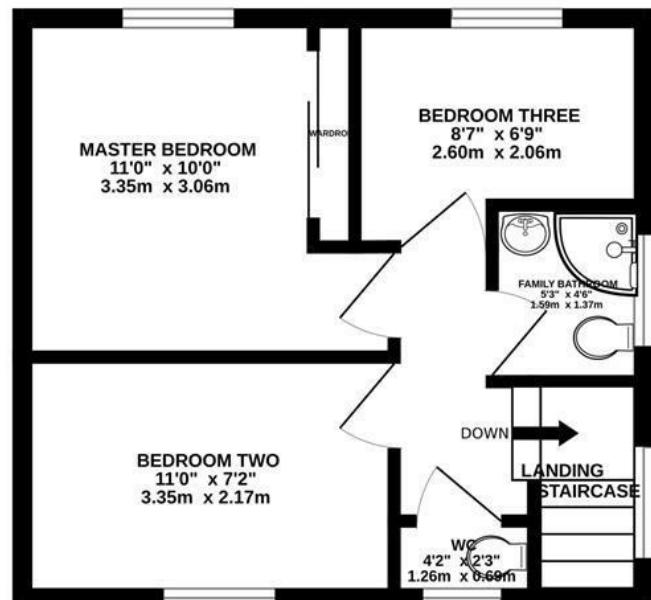


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GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 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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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | 75 |
| (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 | |
| (1-20) | G | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

