



## Wigan Lane, Coppull, Chorley

**Offers Over £159,995**

Ben Rose Estate Agents are delighted to present this charming, traditionally styled mid-terraced property, situated in the highly desirable residential area of Coppull, Chorley. Perfectly suited to first-time buyers seeking a peaceful, semi-rural setting, the property offers an ideal balance between countryside living and convenient access to major Northwest towns and cities, thanks to excellent transport links via the nearby M6 and M61 motorways. Surrounded by the scenic Lancashire countryside, this home truly needs to be viewed in person to fully appreciate the space, charm, and versatility it offers.

Upon entering the property, you're welcomed into a spacious lounge featuring a striking traditional brick fireplace with a cosy log-burning fire, perfect for relaxing evenings. The room is flooded with natural light through a front-facing window, while elegant French doors lead seamlessly into the adjoining space. An open staircase adds to the character and flow of the layout, enhancing the sense of openness.

Continuing through to the rear of the property, you'll find a beautifully designed modern kitchen and dining area. Recently fitted within the last two years, the kitchen boasts a generous array of wall and base units, integrated hob and oven, and ample space for additional freestanding appliances. The open-plan design creates an ideal setting for entertaining, with plenty of room for a large family dining table and patio doors that open out onto the rear garden, inviting in even more natural light and offering easy access to outdoor dining.

Upstairs, the home features two generously sized double bedrooms, along with a spacious landing that leads to a stylish three-piece family bathroom, complete with an over-the-bath shower. The rear-facing rooms enjoy uninterrupted, picturesque views of the surrounding countryside, adding a real sense of peace and privacy.

Outside, the rear garden is of a good size and is thoughtfully arranged with a combination of flagging, mature trees and shrubs. The garden is not overlooked, providing a private and tranquil space, complemented by a handy garden shed for storage. Throughout, this delightful cottage blends traditional features with modern finishes, offering spacious interiors full of character and charm in an idyllic location.





















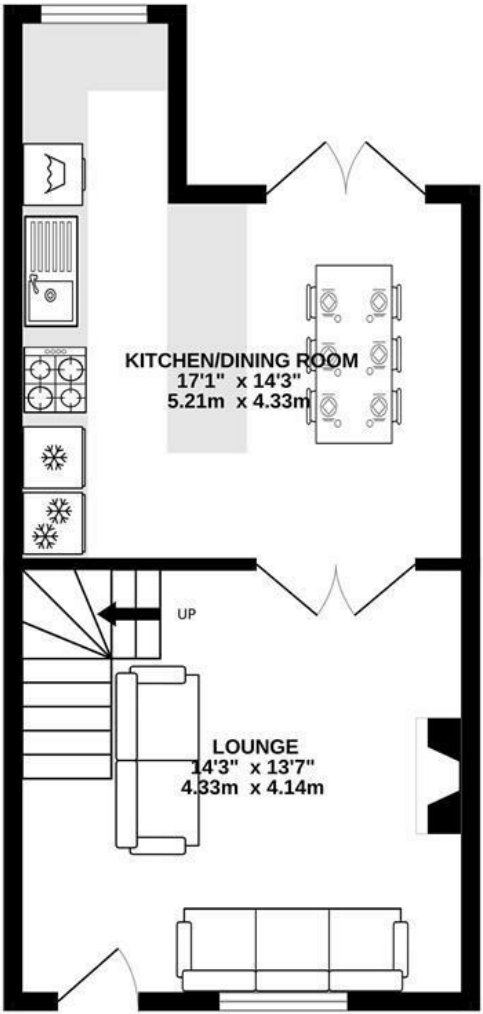




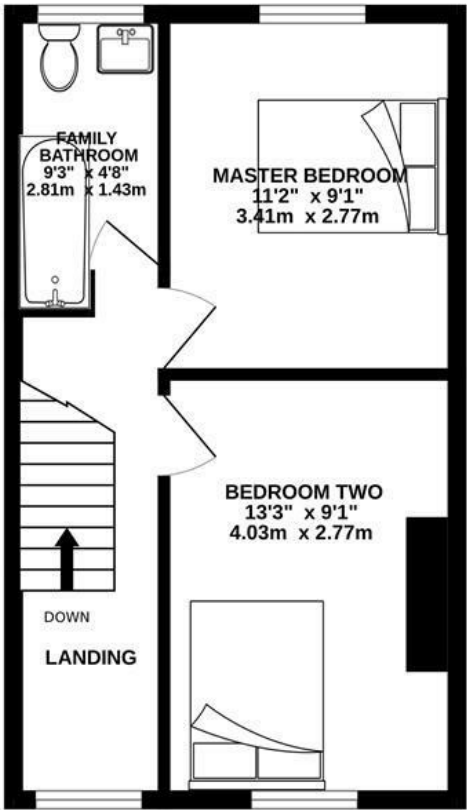


# BEN ROSE

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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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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                                 |         | 82                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
|                                             | 60      |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



