



## Hurstbrook, Coppull, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom home, ideally positioned within a quiet cul-de-sac in the sought-after village of Coppull, Lancashire. Offered with NO CHAIN, this delightful property is perfect for first-time buyers or couples looking to step onto the property ladder, boasting a newly fitted kitchen and shower room alongside a well-presented interior throughout. The home enjoys a peaceful residential setting while remaining conveniently close to a range of local amenities, including shops, supermarkets, and well-regarded schools. Excellent travel links are within easy reach, with nearby train stations such as Euxton Balshaw Lane and Chorley providing direct routes to Manchester and Preston, along with convenient access to the M61 and M6 motorways, making commuting ideal.

Upon entering the home, you are welcomed into a vestibule with the staircase located directly ahead, leading through into the inviting front lounge. This cosy space benefits from a feature fireplace and a large front-facing window, creating a warm and comfortable setting to relax. To the rear, you'll find the beautifully updated kitchen/diner, thoughtfully designed with modern units and integrated appliances. There is also access to useful under-stair storage, while French doors open out onto the garden, allowing natural light to flood the space and offering a seamless connection to outdoor living.

Moving upstairs, the first floor comprises two well-proportioned bedrooms, both of which benefit from fitted wardrobes, providing ample storage. The accommodation is completed by a newly fitted shower room, finished to a high standard with contemporary fixtures and fittings, offering a sleek and stylish space for everyday use.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for up to three cars, alongside a neatly maintained front lawn. To the rear, you'll find a beautiful South-facing garden, perfect for enjoying sunshine throughout the day. A patio seating area offers an ideal space for outdoor dining and entertaining, leading onto a generous lawn. There is also additional space to the side of the property, suitable for sheds or greenhouses. This lovely home combines modern upgrades with a convenient and peaceful location, making it an excellent opportunity for a range of buyers.







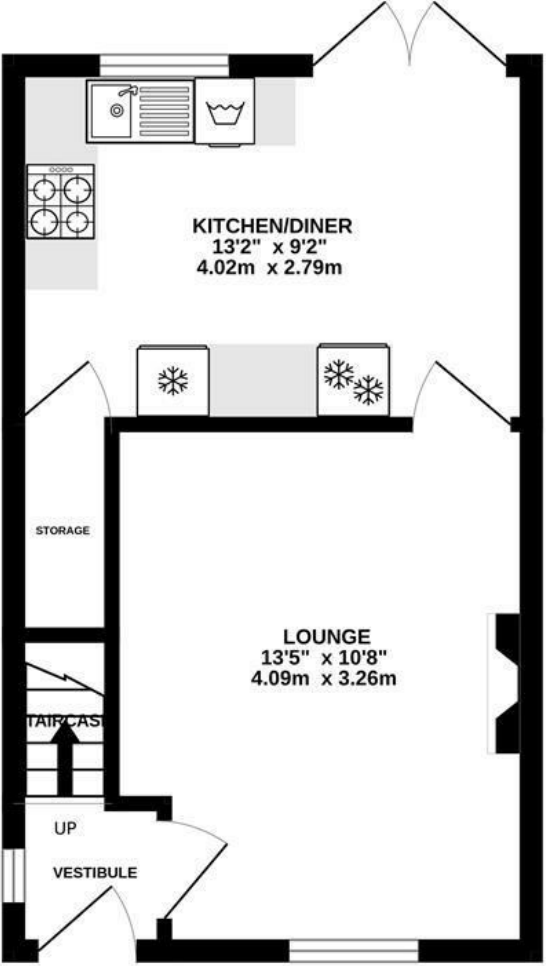




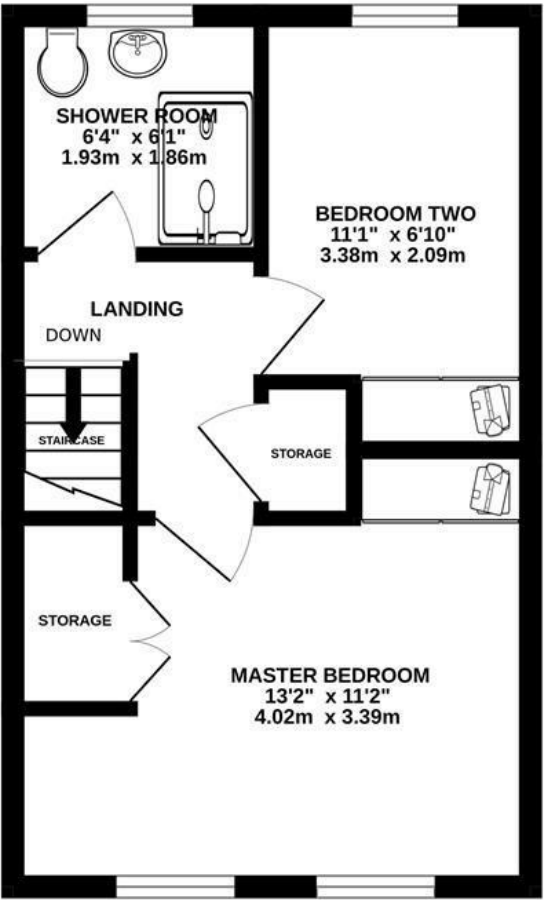


# BEN ROSE

GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.7 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                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   |                                                                                                             |           |
| (55-68) D                                   |                                                                                                             |           |
| (39-54) E                                   |                                                                                                             |           |
| (21-38) F                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 74                                                                                                          | 80        |
| England & Wales                             | EU Directive 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 2002/91/EC  |           |

