BEN ROSE



Coppice Close, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this semi-detached property, offering an excellent investment opportunity for buyers seeking a project with significant potential. Requiring thorough modernisation throughout, the home provides a fantastic canvas for renovation and value enhancement. Situated in a well-established residential area of Chorley, the property enjoys close proximity to the town centre, where a wide range of shops, supermarkets, restaurants, pubs and schools can be found. The location benefits from excellent transport links, including rail services to Preston and Manchester, regular bus routes to Preston, Blackburn and Wigan, and convenient access to the M6 and M61 motorways. The property also offers easy access to nearby Preston and Leyland, making it a well-connected and appealing location for future occupants.

Upon entering the property, you are welcomed into the entrance hall, which leads through to the main ground floor accommodation. The lounge features double doors opening into the dining room, creating the potential for a spacious and versatile living and entertaining area. The dining room benefits from French doors leading into the conservatory, which provides pleasant views and direct access to the garden. Completing the ground floor is a basic kitchen, also offering access to the rear garden and presenting excellent scope for refurbishment and redesign.

To the first floor, the property comprises three bedrooms, including a well-proportioned master bedroom, a second double bedroom and a third single bedroom, suitable for a variety of uses. A basic three-piece family bathroom serves all bedrooms and, like the rest of the home, offers clear potential for improvement.

Externally, the property boasts a large front garden with a lawned area and a driveway providing off-road parking for up to two vehicles. To the rear, there is a substantial garden that requires landscaping from scratch, offering considerable potential to create an attractive outdoor space. This property presents a superb opportunity for investors looking to fully modernise and add value in a convenient and sought-after location.




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Hotpoint
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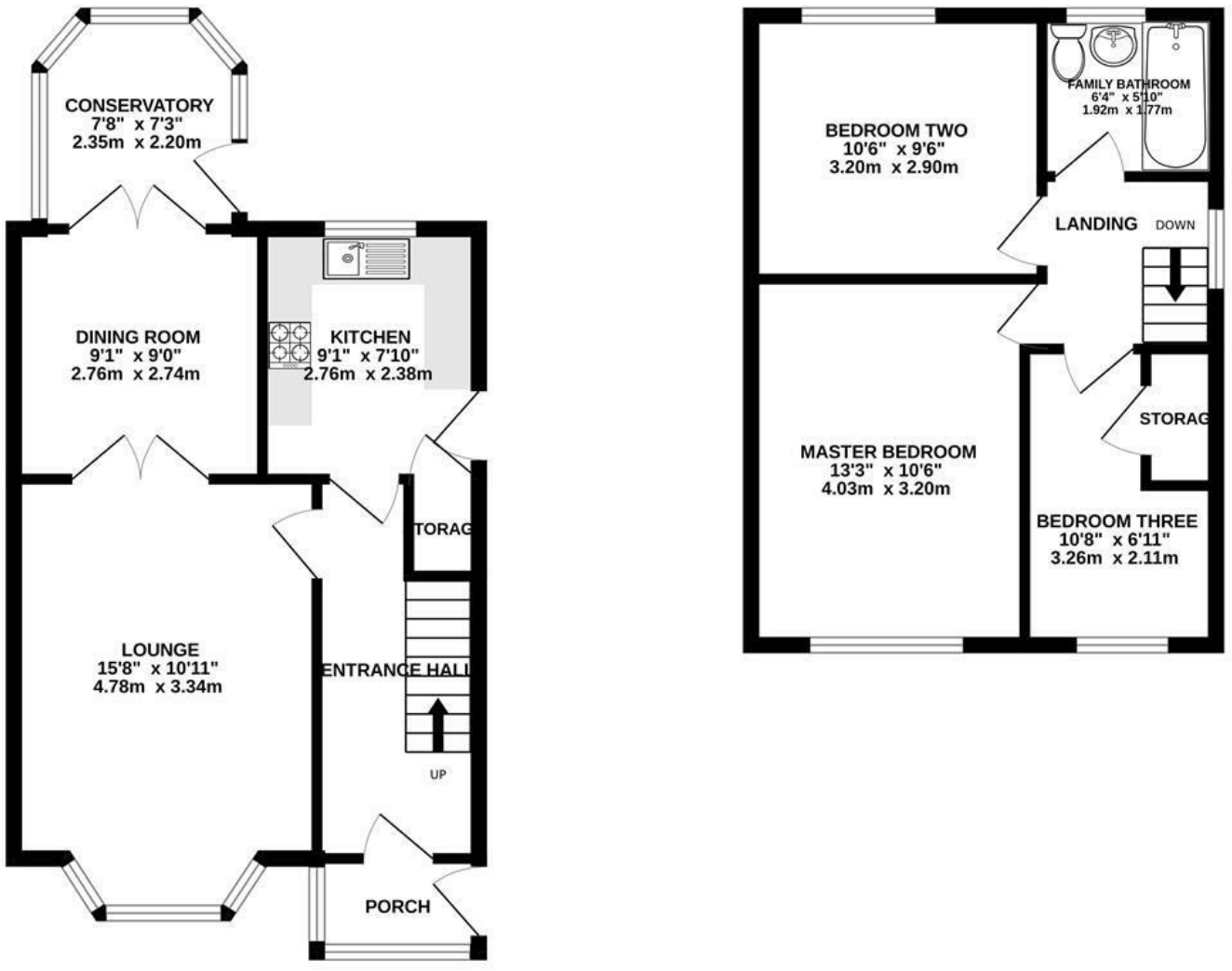


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GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

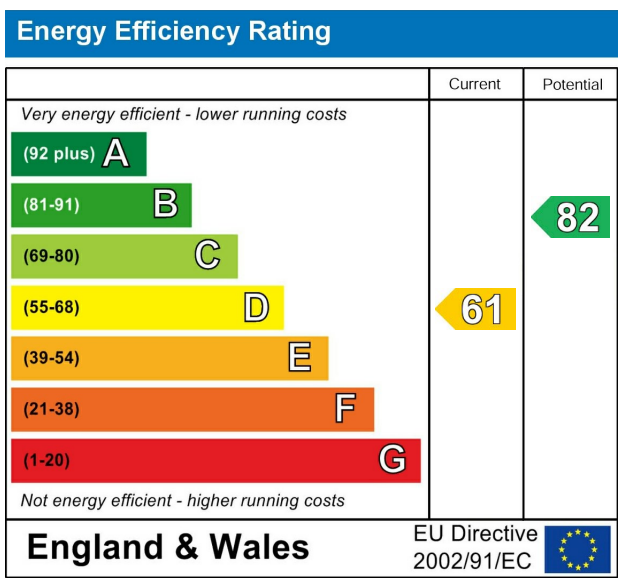
1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

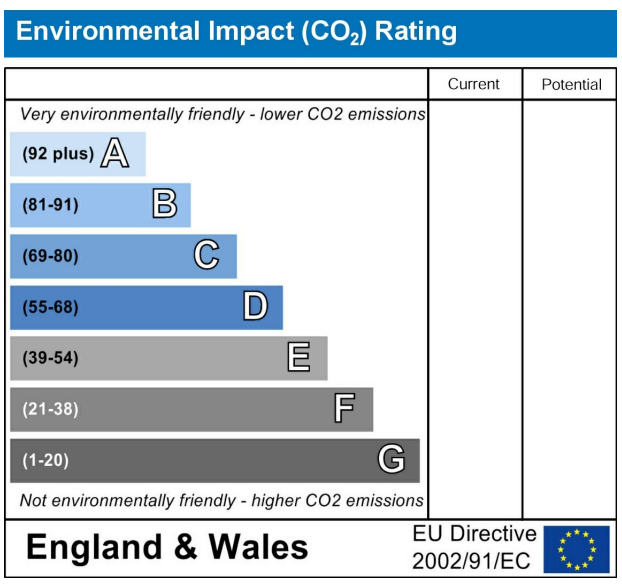


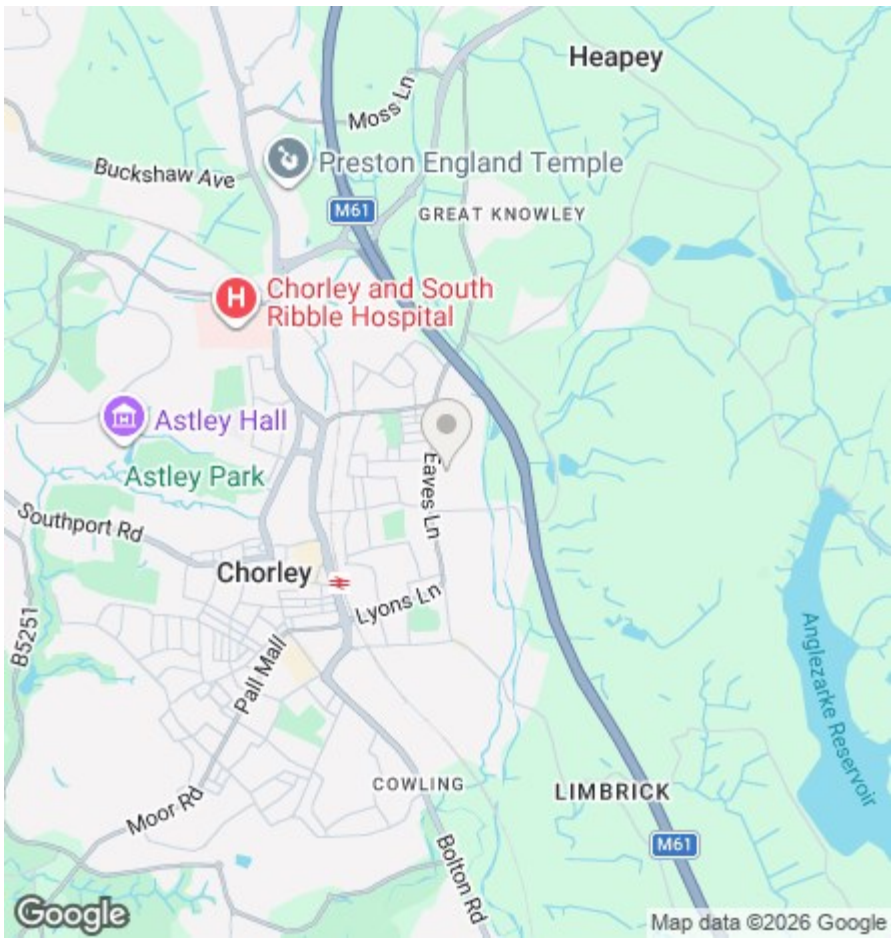
TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

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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