



## Mill Lane, Coppull, Chorley

**Offers Over £259,995**

Ben Rose Estate Agents are pleased to present to the market this well presented, three bedroom, detached property in the village of Coppull. This would be an ideal family home offering excellent indoor and outdoor space with a drive to the rear. The home is within close proximity to Chorley town centre and its superb local schools, shops and amenities with fantastic travel links to nearby towns and cities via the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be found. To the left-hand side of the home is the gorgeous lounge that spans the length of the home. This cosy space has dual aspect windows as well as a stunning bay window bringing in ample natural light into the space. Moving back through the hall, you'll find the open plan kitchen/diner that features integrated appliances such as a fridge/freezer and wall based oven. There is also space for other freestanding appliances to be added as well as a convenient dining area for a family dining table. Additionally on this floor is a downstairs WC located under the stairs.

Moving upstairs, you'll find three good sized bedrooms with the all the bedrooms benefitting from fitted wardrobes. The master also benefits from a three piece ensuite with walk-in shower. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the far side of the home is a driveway with space for one car. Part of the drive has been taken up by the current vendor to accommodate a shed in the garden, but this can easily be reverted back for additional parking. The garden is located to the side of the home and is beautifully landscaped throughout. The garden features an astro turfed lawn as well as an Indian stone laid patio. There is also shed space located on the decking area.













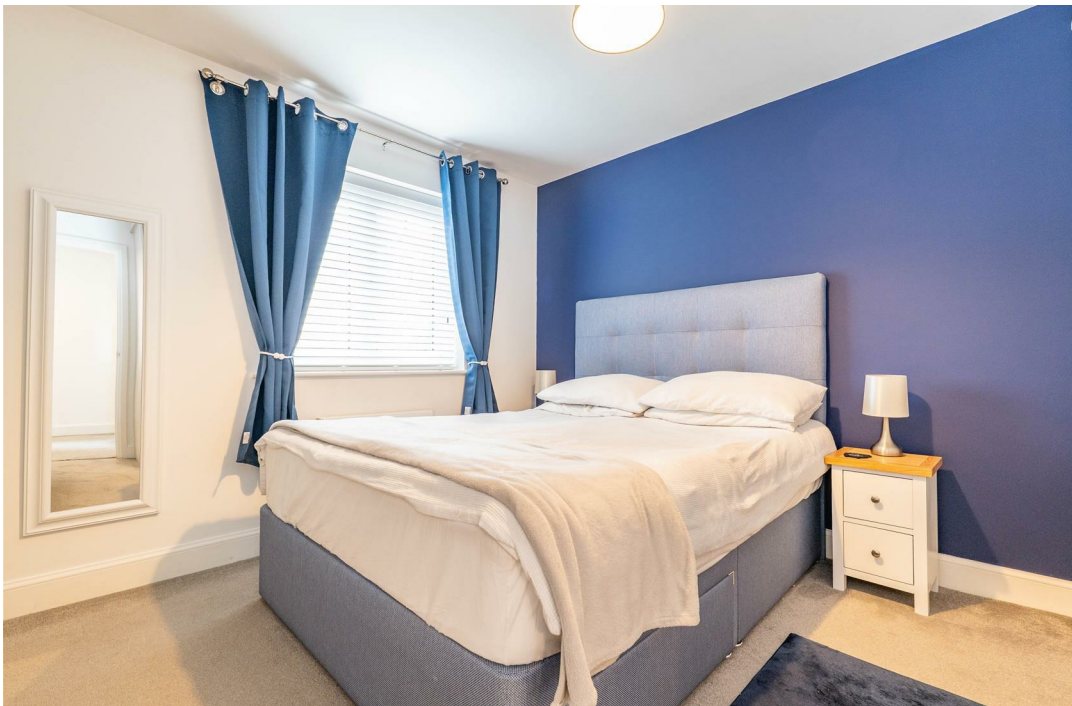
























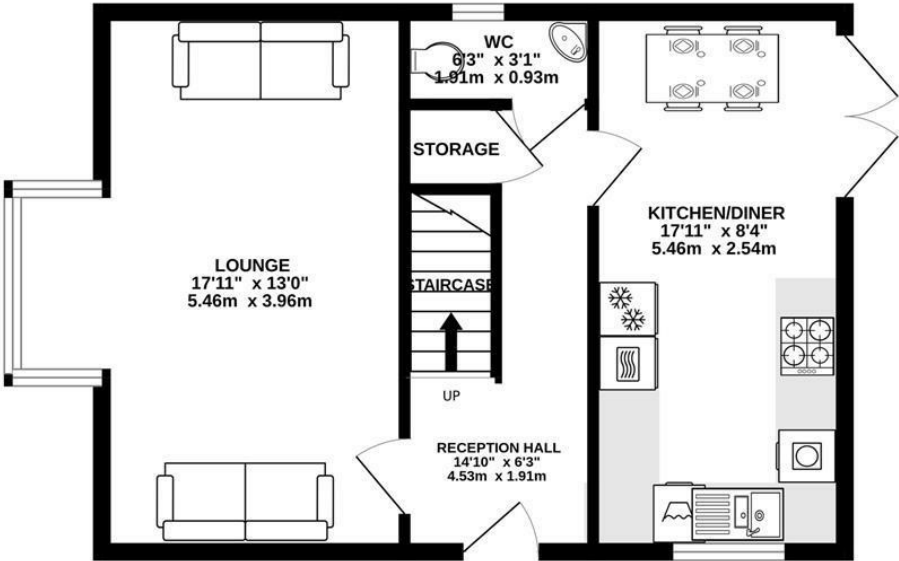




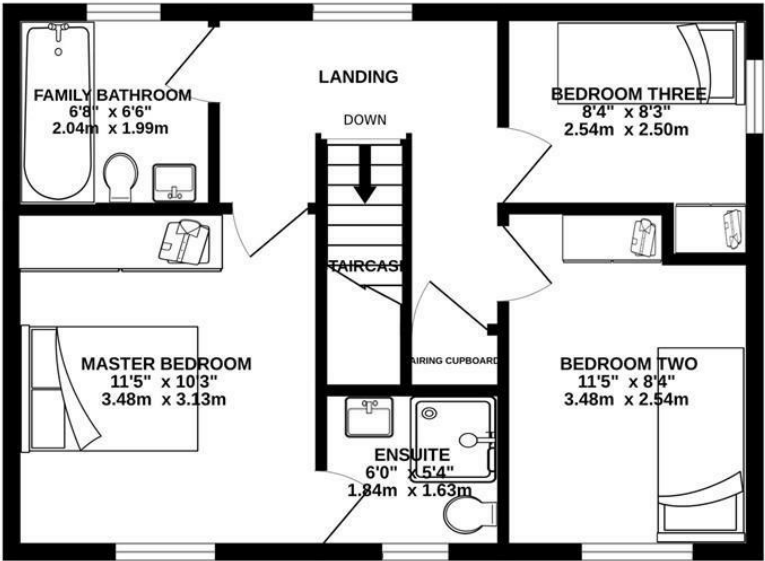


# BEN ROSE

GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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 <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	

