BEN ROSE

Tansley Avenue, Coppull, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this newly renovated semi-detached family home, offering spacious and versatile accommodation across two floors and occupying a generous plot in a popular residential position in Coppull. Having undergone a comprehensive programme of improvements, the property combines the character and proportions of an established home, including new electrics throughout, new plasterboard ceilings, a newly fitted roof and replacement windows installed within the last couple of years. The property is ideally placed for families, with a range of local amenities, shops, schools and everyday facilities available within Coppull, whilst the nearby town of Chorley provides a wider selection of shopping, dining and leisure opportunities. Excellent transport links are also close by, with regular bus services providing connections towards Chorley and surrounding areas, while Chorley railway station offers rail services across the region. The M6 and M61 motorway networks are also easily accessible, making this an excellent base for commuting towards Preston, Wigan, Manchester and beyond.

Entering the newly renovated home, the welcoming entrance hall provides access to the principal ground floor accommodation, stairs rising to the first floor and a convenient two-piece family bathroom. The spacious lounge offers an excellent setting for everyday relaxation, benefiting from multiple windows which allow plenty of natural light into the room, together with a central fireplace and useful built-in storage. Continuing through the property is the dining room, which provides ample space for a family dining table and is ideally positioned between the lounge and kitchen, creating a natural flow through the ground floor. To the rear is the kitchen, offering a generous amount of space for the practical requirements of family life and benefiting from a door providing direct access onto the rear garden.

Heading upstairs, the first-floor landing provides access to all three well-proportioned bedrooms, offering excellent accommodation for a growing family, guests or those requiring additional space for working from home. Two of the bedrooms benefit from multiple windows, helping to create a particularly bright and airy feel, whilst the master bedroom is especially generous in size. Completing the first floor is a separate WC, conveniently positioned to serve all three bedrooms.

Externally, the property occupies a generous and attractive plot, with the front garden enclosed by mature hedging and a lawned area which continues around the side of the home and towards the rear. To the side is a useful integral outbuilding, providing an excellent additional storage solution for garden equipment and household items. The rear garden is a particular feature of the property, offering an expansive lawn with a selection of mature trees positioned towards the far end, creating a good degree of privacy and a pleasant backdrop. There is ample space for outdoor furniture and entertaining, while the generous proportions provide plenty of opportunity for families to enjoy the garden. With its substantial accommodation, three bedrooms, generous gardens and, importantly, an extensive programme of recent renovations already completed, this is an excellent opportunity for families seeking a spacious home in a convenient Coppull location.

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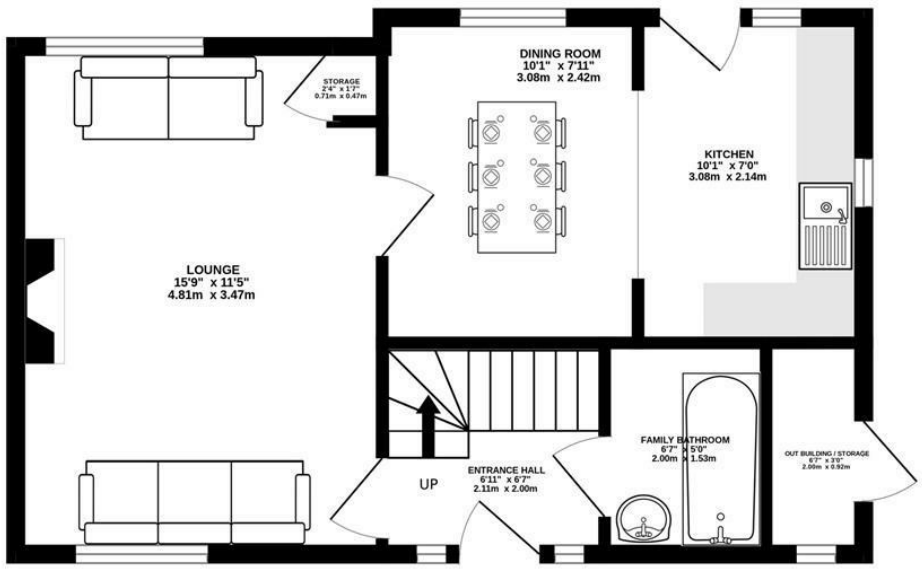
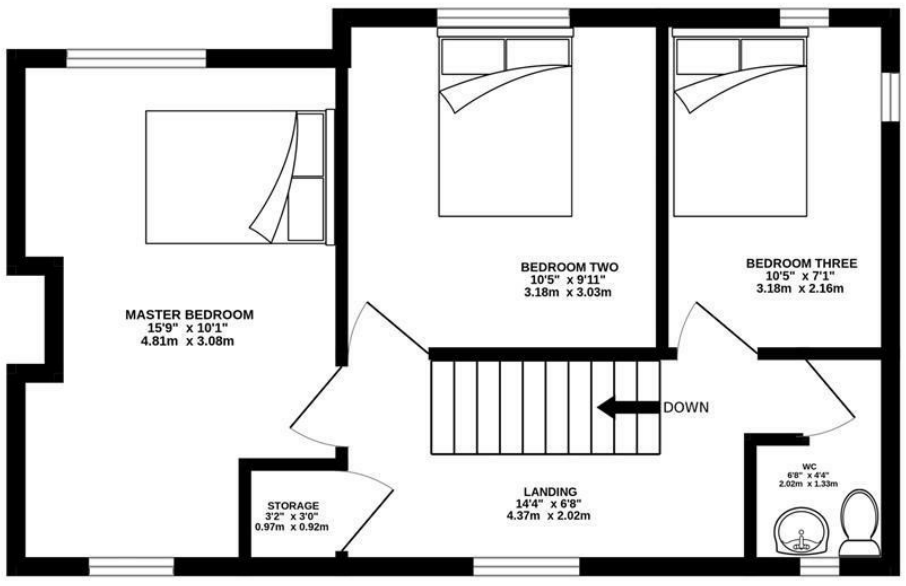
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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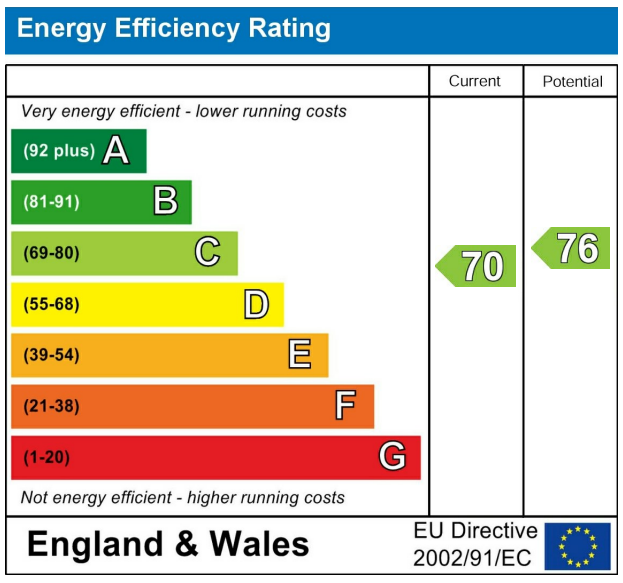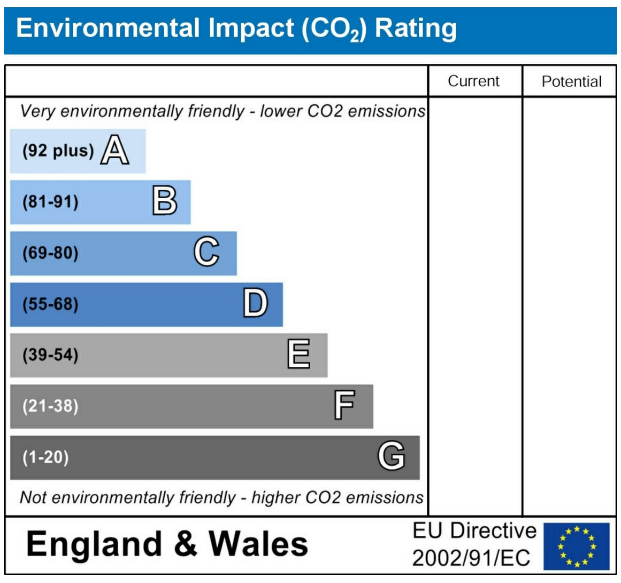
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.