



***3 Chapel Street
Coppull
£114,950***



This is a deceptively spacious **THREE BEDROOMED MID TERRACED HOUSE** in a most popular area of the village warmed by gas fired combination central heating and fitted with uPVC double glazed windows.

Further points to note are the two reception rooms, fitted kitchen with integral cooking appliances, a good sized first floor bathroom and a private rear yard.

Directions: From Chorley Town Hall, turn right at the traffic lights into Union Street. At the roundabout turn right onto the by-pass then right again into George Street at the Lyons Lane roundabout. Cross the next roundabout and proceed along Pall Mall until it becomes Moor Road, then Coppull New Road and at the mini roundabout at the top of the hill, turn right onto Spendmore Lane. Continue under the railway bridge and take the second turning on the right into Chapel Street. The property can be found after the junction on the left hand side.

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Fax: 01257 261806

297 The Green
Eccleston
Chorley
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PR7 5TS
Tel: 01257 452702

22 Town Road
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Preston
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PR26 7RB
Tel: 01772 601092

10 Babylon Lane
Adlington
Chorley
Lancashire
PR6 9NN
Tel: 01257 481203

The Accommodation Comprises

Entrance Vestibule

Cloaks area with coat hooks.

Hallway

Central heating radiator with thermostatic control; wall to wall fitted carpeting; carpeted staircase to first floor; door off to reception rooms.

Front Reception Room

3.70m x 3.53m
12'2 x 11'7

Wall to wall fitted carpeting; power points; uPVC double glazed window with stained glass leaded lights and vertical louvered blinds; television aerial socket; telephone point; central heating radiator with thermostatic control.



Rear Reception Room

4.11m x 3.69m
13'6 x 12'1

Wall to wall fitted carpeting; power points; central heating radiator with thermostatic control; fitted alcove cupboard housing the gas fired combination central heating boiler and controls; uPVC double glazed window with vertical louvered blind.



Kitchen

3.82m x 1.85m
12'6 x 6'1

The fitted kitchen contains a modern range of wall and base units with integrated cooking appliances including a four ring gas hob; electric under oven and grill under an extractor hood; tiled between units in glazed ceramic tiles extending to form a splashback over the stainless steel inset sink unit, which itself is under a uPVC double glazed window fitted with a Venetian blind; post formed laminate worktops; plumbed for automatic washing machine; power points; central heating radiator with thermostatic control; laminate flooring; door to rear.



FIRST FLOOR

Balustraded Landing

Loft access; wall to wall fitted carpeting.

Bathroom

2.89m x 1.72m
9'6 x 5'8



A good sized bathroom fitted with a three piece modern suite in white including a twin gripped panelled bath with a mixer over shower and screen; pedestal wash hand basin; close coupled W.C; fully tiled walls in glazed ceramic tiles including a vanity mirror over the wash hand basin; central heating radiator; ceiling extractor fan.

Bedroom One (Front)

3.76m x 3.05m
12'4 x 10'0



Wall to wall fitted carpeting; uPVC double glazed window with stained glass leaded light; central heating radiator with thermostatic control; power points.

Bedroom Two (Rear)

2.56m x 2.28m
8'5 x 7'6

Wall to wall fitted carpeting; uPVC double glazed window; central heating radiator with thermostatic control; power points; built in fitted storage cupboard.

Bedroom Three/Study

2.88m x 1.50m
9'5 x 5'0

Wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; uPVC double glazed window with stained glass leaded light; telephone point.

OUTSIDE

Front Garden

This has been designed for easy maintenance with a cover of Gold Coast pebbles behind a brick retaining wall; flagged path to the entrance to the property.

Private Rear Yard

This is a walled yard with a flagged surface also providing hardstanding for the timber shed (8'0 x 5'0); service gate and macadammed access to further parking.

