



***3 New Road
Coppull
£159,950***



This is a deceptively spacious extended **THREE BEDROOMED SEMI DETACHED HOUSE** enjoying most modern amenities including double glazing and combination gas fired central heating.

A further advantage to this property is the car access and double workshop/garage from Clancutt Lane and excellent off road parking to the front of the property.

Directions: From Chorley Town Hall, turn right into Union Street and at the roundabout turn right onto the by-pass. At the roundabout at the junction with Lyons Lane turn right into George Street, cross over the next roundabout into Pall Mall and continues along into Moor Road following signs for Coppull. On entering Coppull, proceed up the hill, which is New Road and the property is on the right hand side just before Clancutt Lane.

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Lancashire
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297 The Green
Eccleston
Chorley
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PR7 5TS
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22 Town Road
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PR26 7RB
Tel: 01772 601092

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

The Accommodation Comprises

Veranda Porch

Extending over the bay window and protecting the front entrance under a pitched tiled roof.

Hall

Laminate flooring; central heating radiator power point; hardwood stained glass door; corner meter cupboard; doors to reception rooms; dado rail following the carpeted staircase to the first floor.

Front Reception Room

4.73m x 3.24m
15'6 x 10'8



The measurements have been taken to inside the uPVC double glazed bay window which is fitted with vertical louvered blinds; central heating radiator with thermostatic control; wall to wall fitted carpeting; coved ceiling; power points; telephone socket; Living Flame coal effect gas fire on a raised marble hearth with brass surround.

Rear Reception Room

5.07m x 3.18m
16'8 x 10'5



This is an ideal family room, large enough to be used for sitting and dining and is adjacent to the kitchen; warmed by an inset gas fire on a slate hearth; power points; coved ceiling; telephone socket; central heating radiator with thermostatic control; double glazed window; glazed door to the rear; wall to wall fitted carpeting; walk in under stairs storage cupboard with coat hooks and meter.

Kitchen

2.73m x 2.78
9'0 x 9'2



The wall and base units are fitted with medium oak doors and drawers, balustraded display shelving and spice drawers; extractor hood over the brushed stainless steel five ring gas hob including a high output wok burner and separate matching split level double oven and grill; tiled between units in glazed ceramic tiles following the post formed laminate worktops under the double glazed window where there is an inset sink which includes a vegetable preparation bowl and monobloc mixer tap; plumbed for automatic washing machine; power points; combination gas fired central heating boiler.

FIRST FLOOR

Landing

Double glazed patterned window; loft access.

Bathroom

2.32m x 2.16m
7'7 x 7'1



A good size bathroom fitted with a Shell style suite in cream incorporating a corner bath with a *Mira* mixer over shower and curtain rail; pedestal wash hand basin; close coupled WC; fully matching tiled walls behind the suite; central heating radiator with thermostatic control; double glazed patterned window; pine ceiling; extractor.

Front Bedroom

4.08m x 2.65m
13'5 x 8'8



Being the principal bedroom this is fitted with wardrobe and drawer units to each side of the bed niche which has overhead storage and display shelving; ceiling fan light combination; wall to wall fitted carpeting; central heating radiator with thermostatic control; double glazed window with extra sliding aluminium secondary glazing providing excellent energy and sound insulation; power points; coved ceiling.

Bedroom Two

3.23m x 2.81m
10'7 x 9'3

This bedroom is at rear with a double glazed window and Venetian blinds; wall to wall fitted carpeting; central heating radiator with thermostatic control; power points.



Bedroom Three
(Front)

3.71m x 2.31m
10'5 x 7'7

Laminate flooring; power points; central heating radiator with thermostatic control; double glazed window.

OUTSIDE

Front Garden

This is devoted to multi car parking with an excellent and attractive brick paved driveway extending to the side where there is gated access to the rear.

Spacious Garage/Workshop

5.35m x 4.90m
17'7 x 16'1

An excellent spacious garage concrete sectional built with a pebble dash finish; up and over door; side service door; fluorescent lighting; power point; concrete floor.

Rear Garden



This is paved with a mixture of flags and brick paviors; raised beds and feature Koi carp pond fed by a stone lime waterfall; double timber gates providing access from Clancutt Lane; triple electric period lamp; wall mounted security coach lamp.