



***47 Longfield Avenue
Coppull
£165,000***



This **THREE BEDROOMED SEMI DETACHED DORMERED RESIDENCE** has been tastefully maintained and extended by the present owners having a ground floor bathroom, 21ft dining lounge, uPVC double glazed conservatory, integrally fitted limed oak kitchen and a good sized en suite bathroom to the first floor principal bedroom.

Outside there is a good sized detached garage and easily maintained mature gardens with a feature waterfall into the Koi carp pond.

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. Follow the signs into Coppull. On entering Coppull turn right at the mini roundabout into Clancutt Lane and take the third turning on the left into Longfield Avenue and follow the avenue round and the property can be identified by our For Sale board.

1 Fazackerley Street
Chorley
Lancashire
PR7 1BG
Tel: 01257 241173
Fax: 01257 261806

297 The Green
Ecclestone
Chorley
Lancashire
PR7 5TS
Tel: 01257 452702

22 Town Road
Croston
Preston
Lancashire
PR26 7RB
Tel: 01772 601092

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

The Accommodation Comprises

Entrance

This is via a uPVC double glazed entrance door which is illuminated by a wall mounted coach lamp.

Hall

Warmed by a central heating radiator with thermostatic control; wall to wall fitted carpeting; power point; understairs storage area with fitted meter cupboards; feature boarded ceiling with a hand painted finish.

Bathroom

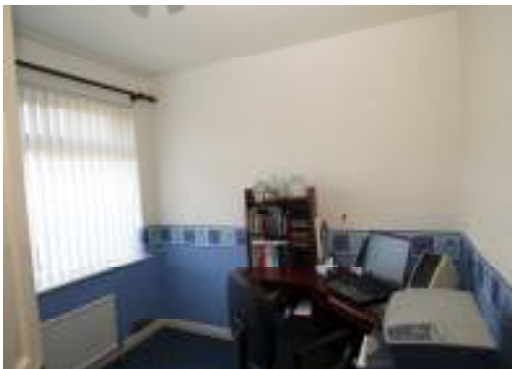
2.35m x 1.52m
7'9 x 5'0



The bathroom has been adapted and fitted as a shower room with a *Gainsborough* electric shower within a fully tiled shower cubicle; close coupled W.C; pedestal wash hand basin; part tiled and boarded walls up to dado rail; central heating radiator with thermostatic control; laminate flooring; uPVC double glazed patterned window.

Ground Floor Bedroom/Study

2.42m x 2.33m
8'0 x 7'8



Central heating radiator; power points; uPVC double glazed window with vertical louvered blinds.

Lounge/Dining Room

6.43m x 3.25m
21'1 x 10'8



A well proportioned room with a double glazed sliding patio door to the conservatory; there is wall to wall fitted carpeting; central heating radiator with thermostatic control; dado rail; coved ceiling; Georgian brass power points; raised hole in the wall coal effect Living Flame gas fire with a marble and brass surround; telephone socket; uPVC double glazed picture window to the front.

Conservatory

2.95m x 2.81m
9'8 x 9'3



The conservatory forms an ideal garden room with uPVC double glazed windows and doors on dwarf brick walls under a multi glazed polycarbonate roof where there is a fitted ceiling fan and light combination; ceramic tiled floor; power points.

Breakfast Kitchen

4.25m x 2.44m
14'0 x 8'0



The wall and base units are fitted with limed oak doors and drawers and are complimented by the oak edged laminate worktops which are duplicated with a matching breakfast bar; the worktop also extends under the uPVC double glazed window where there is an acrylic inset sink; built in wine rack; matching illuminated leaded glass display cabinet; four ring halogen hob with a separate split level double oven and grill with extractor hood above; full length matching cupboards; tiled between units extending to matching ceramic tiled splashbacks; plumbed for automatic washing machine; central heating radiator with thermostatic control; power points; electric cooker point; hand painted boarded ceiling; uPVC double glazed window and door to rear garden.

FIRST FLOOR

Landing

Walk in storage cupboard containing the combination gas fired central heating boiler.

Principal Bedroom

3.58m x 3.23m
11'9 x 10'7



Wall to wall fitted wardrobes incorporating overhead storage cupboards and dressing table with overhead lighting and drawer units; matching bedside cabinets; power points; telephone socket; central heating radiator with thermostatic control; wall to wall fitted carpeting; ceiling fan and light combination; uPVC double glazed window.

En Suite

2.89m x 1.86m
9'6 x 6'1



A good sized bathroom which is fitted with a spa panelled bath with side fitted Victorian style mixer taps and hand held shower attachment; low level W.C with a built in cistern; the cabinet extends to partially fitted vanity wash hand basin; over these fittings are wall units including a matching glass display cabinet and halogen downlighting to the balustraded display shelf; fully tiled walls in glazed ceramic tiles; extractor fan; uPVC double glazed patterned window.

Bedroom Two

4.43m x 3.28m
14'6 x 10'9



Again a well proportioned bedroom; wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; uPVC double glazed window and vertical louvered blinds; loft access; under eaves storage access.

OUTSIDE

Detached Garage

5.38m x 2.77m
17'8 x 9'1

Concrete sectional garage with a pebbledash finish; up and over door; lighting; power points; concrete floor.

Front Garden

This has been designed for easy maintenance with Gold Coast pebbles and paved areas; the spacious paved drive continues to the side providing excellent multi car parking and entrance to the garage.

Rear Garden

This requires minimum maintenance and features a Koi carp pond and waterfall; as can be seen from the photograph the area is paved with a selection of paving flags and also features Gold Coast pebbling.

