



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Extended Mid-Terraced Property
- Quiet Cul-De-Sac Location
- Circa 1,029 Square Feet in Total
- Three Good-Sized Bedrooms
- Extensive Rear Garden
- Driveway Parking & Garage en Bloc
- In Need of Some Modernisation

WEST END  
AVENUE, COPPULL

£150,000



West End Avenue, Coppull



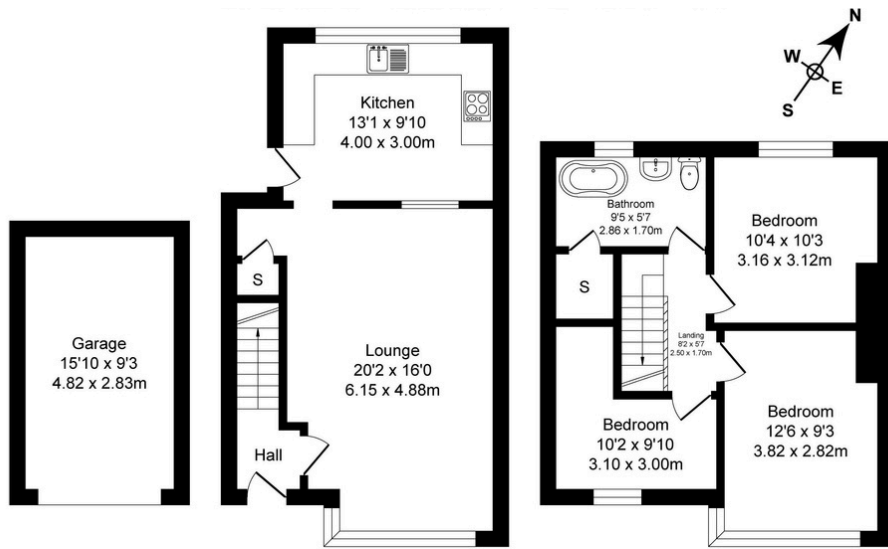
West End Avenue, Coppull



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## Total Approx. Floor Area 1029 Sq.ft. (95.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



### Garage

Approx. Floor Area 146 Sq.Ft (13.6 Sq.M.)

### Ground Floor

Approx. Floor Area 441 Sq.Ft (41.0 Sq.M.)

### First Floor

Approx. Floor Area 442 Sq.Ft (41.1 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

The appetite to create a home to one's individual style and specification is a common aspiration, which is why properties in need of some refurbishment are consistently in high demand and never more so than when located in a desirable location. We are confident, therefore, that this extended terraced property, positioned within a small row of three similar homes, will be particularly popular, situated within a quiet cul-de-sac setting just off Spendmore Lane.

The accessibility of the location is a real highlight, being within easy reach of the host of local shops and amenities available within the vibrant village of Coppull, as well as being just a few minutes' drive out of the bustling town centre of Chorley, with its diverse range of high street stores, bars, eateries and popular market. Despite its convenience, the area similarly affords beautiful local countryside nearby for those leisurely walks with the dogs, including the beautiful Yarrow Valley Country Park, perhaps afterwards calling at nearby Birkacre Garden Centre to warm up with a cup of coffee and an indulgent cake in their popular café.

Having been a much-loved family home, the property will require some further investment and TLC from a new owner, however an abundance of exciting potential exists to create a home to one's personal taste and requirements. The spacious accommodation extends to in excess of 1,025 square feet in total, entering via the entrance hallway with its staircase to the first floor, before proceeding through into the wonderfully generous 20' lounge, which provides a superb multi-functional space in which all the family can gather together. The adjacent 13' kitchen is fitted with a range of Oak-effect wall and base units with contrasting laminated wooden work surfaces, whilst there is plenty of space for all of one's essential free-standing appliances, as well as room for a dining table for those family dinners.

Up on the first floor, the landing provides access to the three well-proportioned bedrooms - two doubles and a good-sized single, the latter benefitting from a little nook which the little ones will love and no doubt claim as a den or dressing area. The living spaces are completed by the family bathroom, which has been upgraded in recent years, being fully tiled and fitted with a three-piece suite in white, comprising of WC, vanity wash hand basin and panelled bath with overhead shower.

Externally, the property really excels, with the rear garden being lovely and private and of a really impressive size, being mainly laid to lawn and with mature trees and shrubs to the perimeter, providing ample opportunity for the youngest members of the family to burn off their energy in safety. The low-maintenance frontage provides off-road parking facilities for two vehicles, whilst there is the additional benefit of a garage en bloc closeby.

We are confident that this exciting opportunity will be swiftly secured and would highly recommend an early viewing appointment to avoid disappointment.



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