

HOME  TRUTHS

44 Clancutt Lane, Coppull

Chorley


£900 pcm



44 Clancutt Lane

Coppull, Chorley

Spacious three-bedroom end-terrace property offering well-proportioned accommodation across two floors, ideally suited to families or professional couples. Conveniently located close to local amenities, schools and transport links, this well-presented home provides generous living space throughout.

The ground floor comprises a welcoming entrance vestibule leading into a spacious front lounge, providing an ideal space to relax. To the rear is a second generous reception room, perfect for use as a dining room or additional living area, creating a versatile space for modern living. Beyond this is the fitted kitchen, offering a range of wall and base units with ample worktop space and room for freestanding appliances.

To the first floor, the landing provides access to three bedrooms, comprising two well-proportioned double bedrooms and a comfortable single bedroom. The spacious family bathroom is fitted with a panelled bath with shower over, wash hand basin and low-level WC.

Externally, the property benefits from a private paved rear yard with gated access to a shared passageway, providing convenient access for taking bins to the front of the property. Beyond the passageway is a further enclosed private garden, offering additional outdoor space for relaxing or entertaining. The garden is currently being prepared and will be laid with turf prior to the commencement of the tenancy, providing a pleasant lawned outdoor space for tenants to



44 Clancutt Lane

Coppull, Chorley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three-bedroom end terrace
- Available now
- Virtual tour
- Two generous reception rooms
- Convenient location close to amenities and transport links



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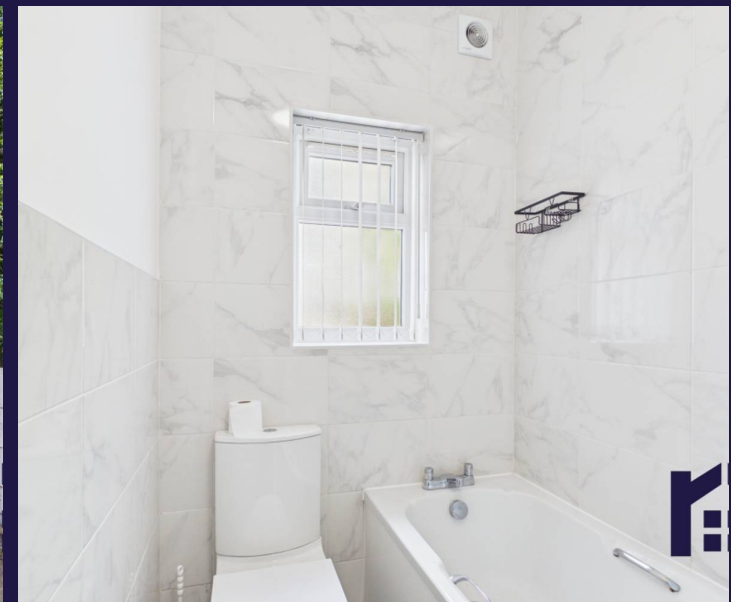
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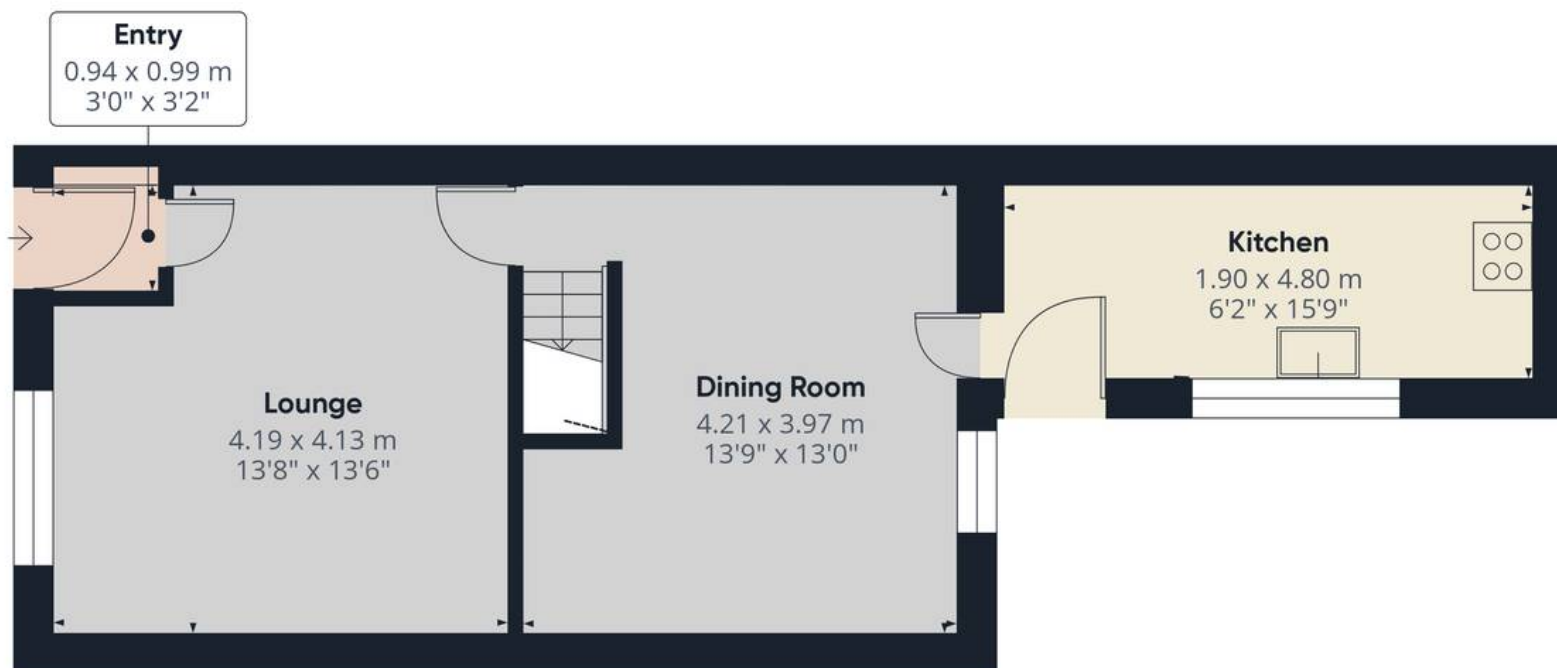
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

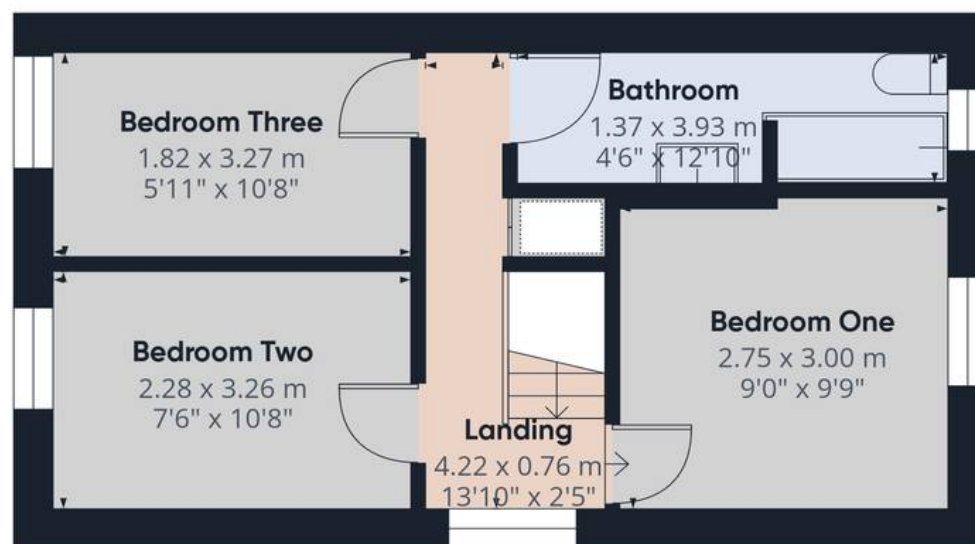
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2



Approximate total area⁽¹⁾
73.8 m²
795 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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