

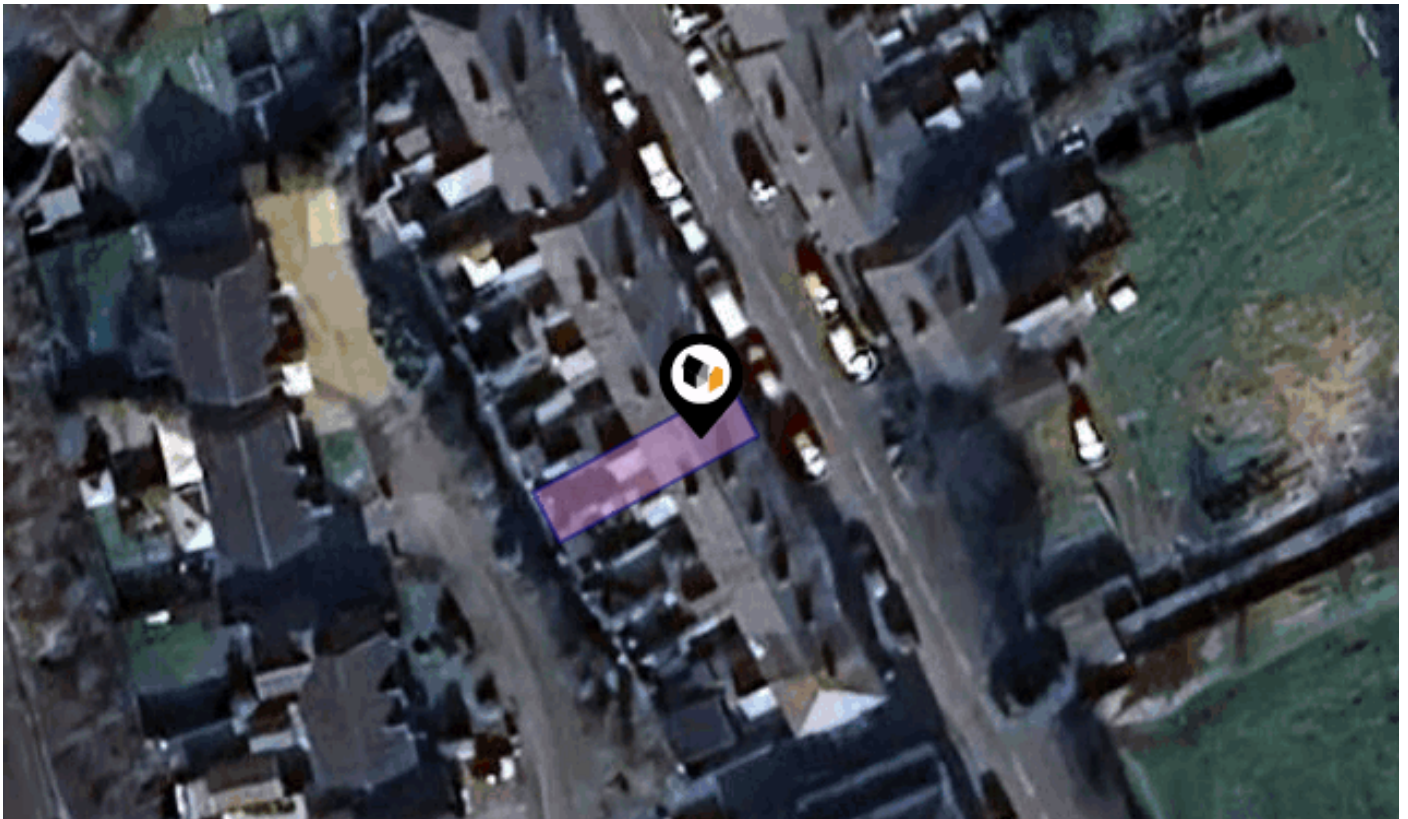


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th December 2024



CHAPEL LANE, COPPULL, CHORLEY, PR7

Roberts & Co

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www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

This delightful 2 bedroom home offers 2 reception rooms and a lovely rear courtyard seating area.

This property is immaculate throughout and located in a highly desirable semi-rural area, making it an ideal first-time buy.

From the moment you step into the property, you will be greeted by on-trend colour schemes, natural colour wooden flooring and eye catching soft furnishings. The hallway leads onto the living / dining space. Enter the dining room first, nestled in the heart of the ground floor, it's the perfect place to enjoy family get-togethers and those special Sunday lunches, a large window provides plenty of natural light and views to the front of the property, with a cosy connection to the living room area for additional seating.

The living room enhances the open feel of the downstairs area, offering ample floor space for the family to relax and unwind. On cosy winter nights, the wood-burning stove creates a warm, inviting atmosphere, while in the summer, you can enjoy lovely views and direct access to the rear garden.

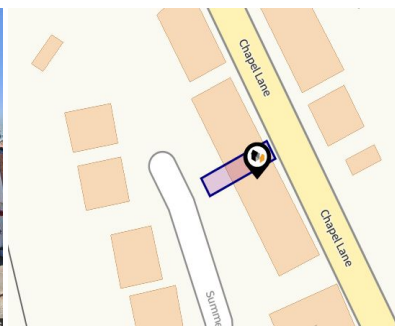
From the living room you're can easily access the modern kitchen will inspire you to create leisurely breakfasts, long lunches and treats for family parties. The fitted kitchen comprises a suite of units discretely offering ample storage, for your culinary endeavours, the kitchen includes an integrated oven, grill, hob, and space and plumbing for a washing machine.

Upstairs and you will be first greeted by the tastefully presented main front-facing bedroom that offers generous floor space and natural light pouring in through the large front window. The finesse and warmth of presentation seamlessly continues into bedroom two. Second to none, this welcoming double bedroom enjoys views to the rear of the property. The room is presented in a palette of neutral tones with a carpeted floor.

There is also a three piece bathroom suite, with shower over the bath, WC and pedestal sink.

The rear garden offers a seating area where your guests can relax while you entertain.

Three words: immaculate, rural, cosy



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	01/11/1878
Floor Area:	850 ft ² / 79 m ²	End Date:	22/10/2877
Plot Area:	0.02 acres	Lease Term:	999 years from 22 October 1878
Year Built :	Before 1900	Term Remaining:	853 years
Council Tax :	Band A		
Annual Estimate:	£1,489		
Title Number:	LA711437		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

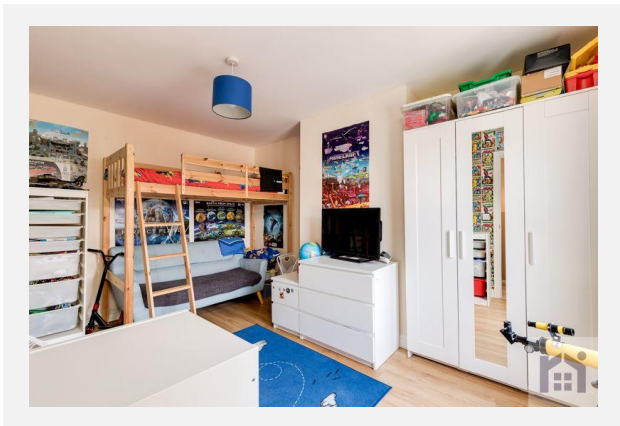
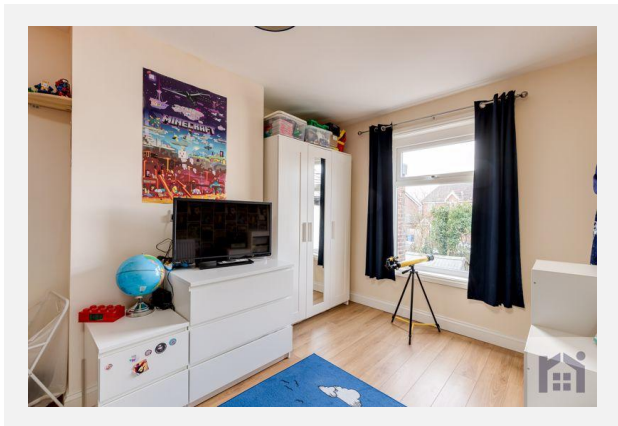
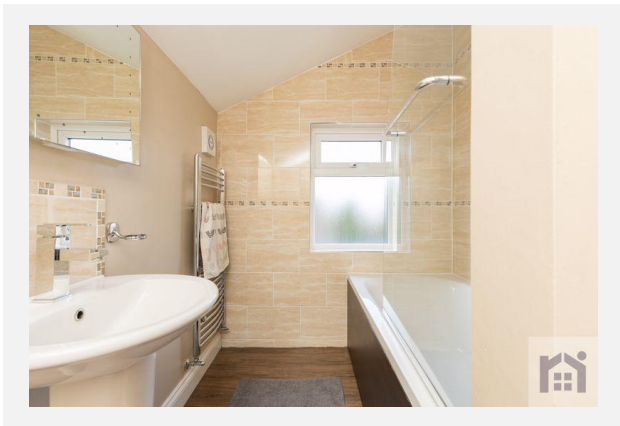
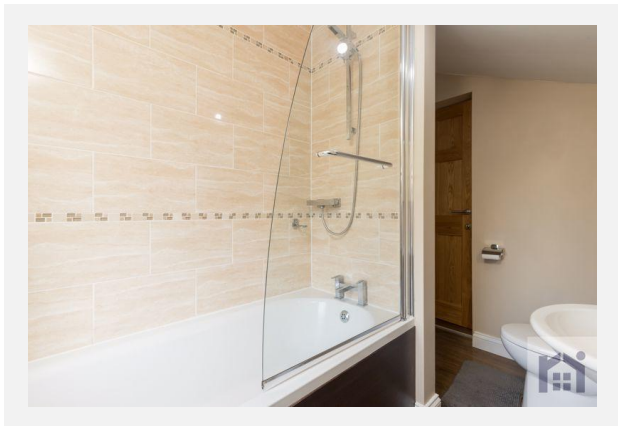
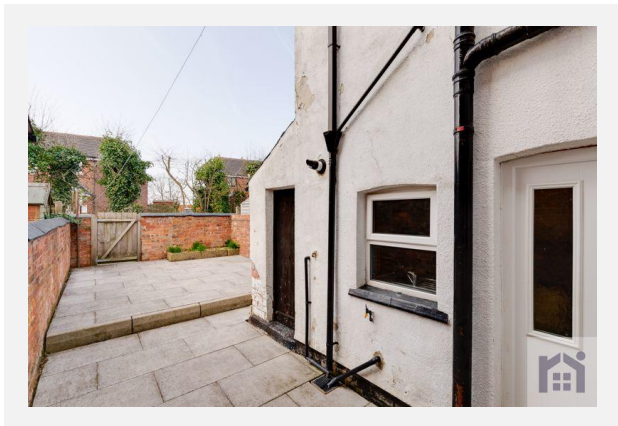
13 mb/s	40 mb/s	- mb/s

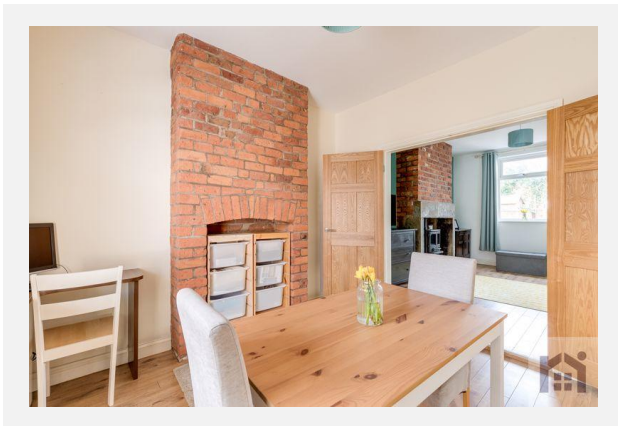
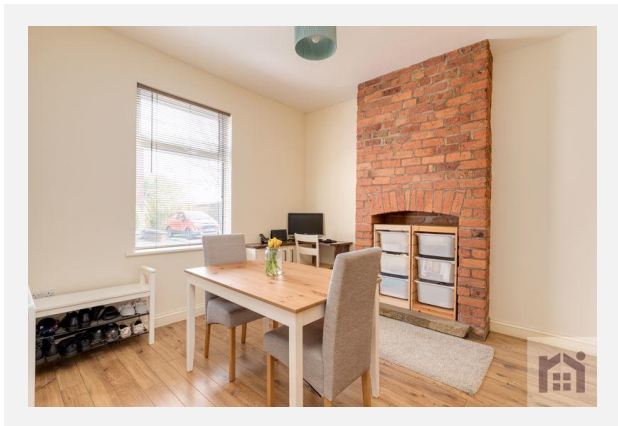
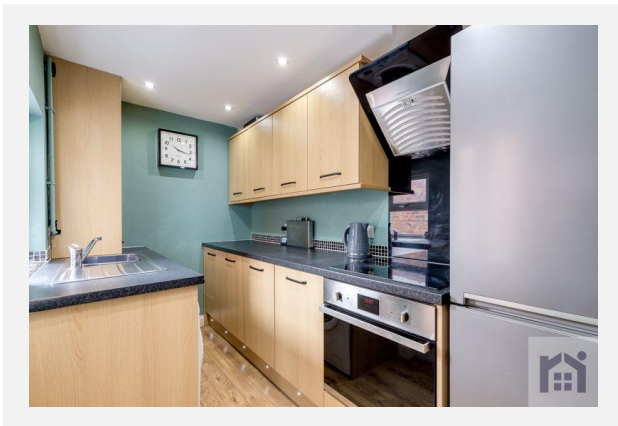
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





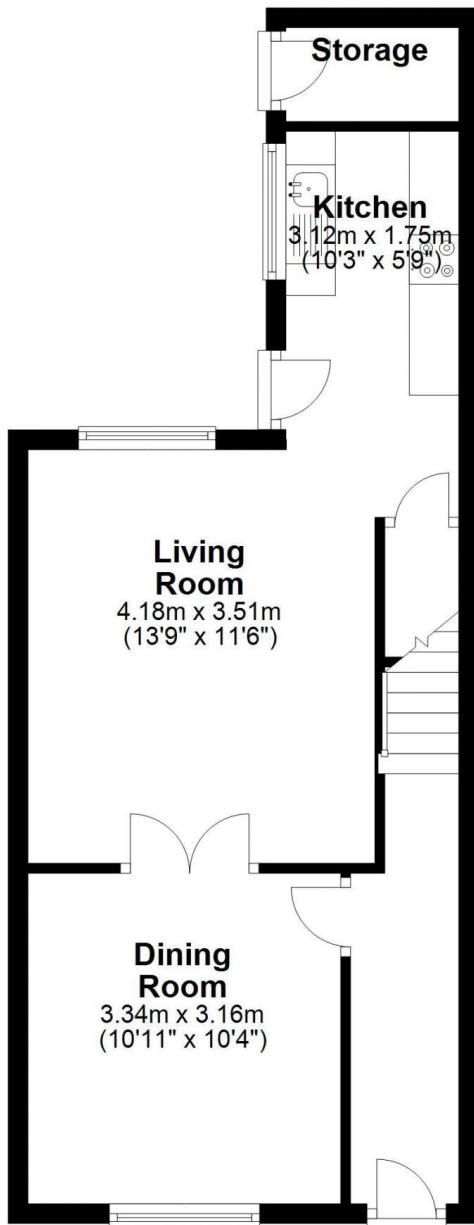




CHAPEL LANE, COPPULL, CHORLEY, PR7

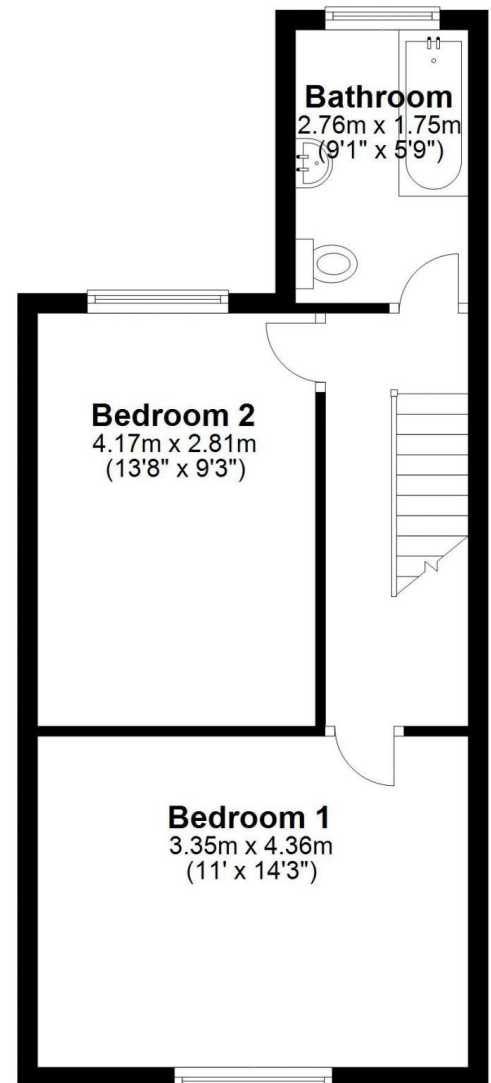
Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 78.8 sq. metres (848.7 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.

Coppull, PR7

Energy rating

C

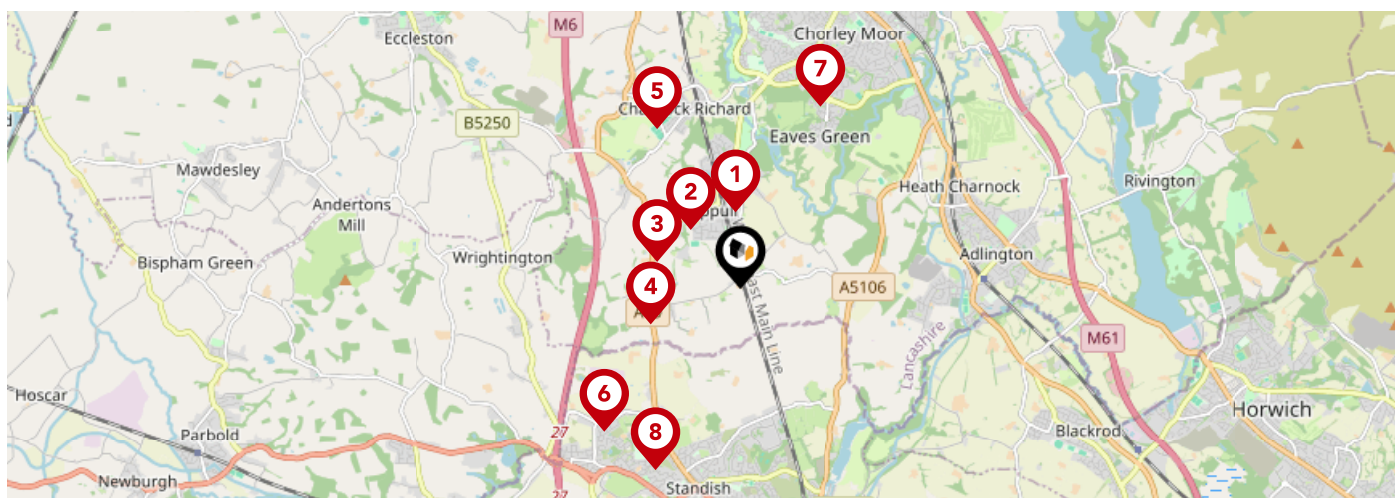
Valid until 21.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

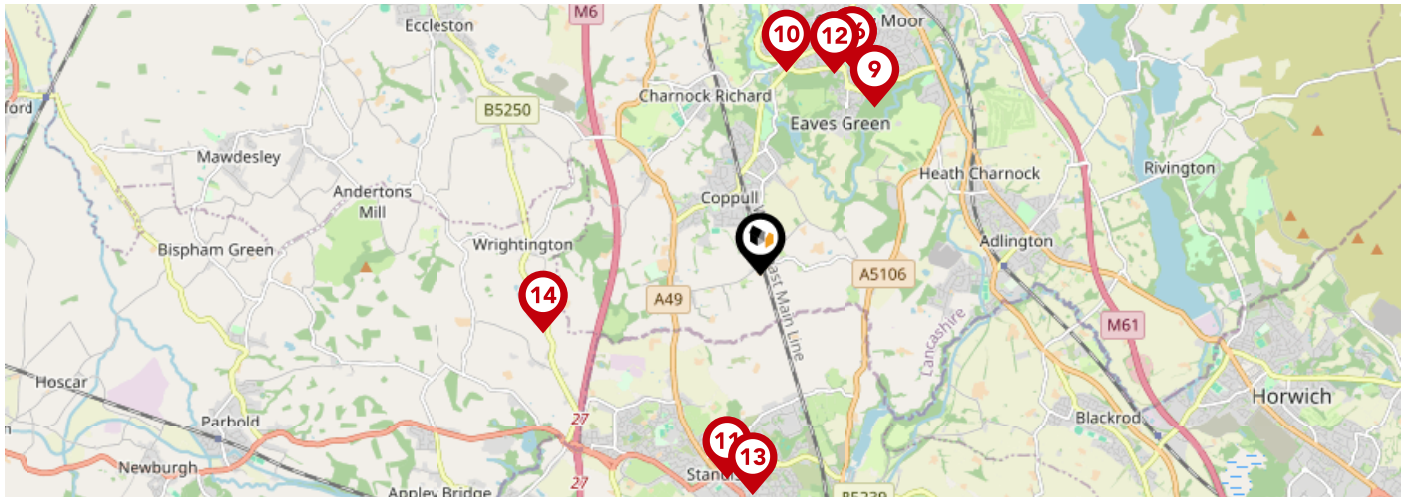
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Coppull Parish Church of England Primary School Ofsted Rating: Good Pupils: 191 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coppull Primary School and Nursery Ofsted Rating: Good Pupils: 291 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Oswald's Catholic Primary School, Coppull Ofsted Rating: Good Pupils: 100 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coppull St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 95 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Christ Church Charnock Richard CofE Primary School Ofsted Rating: Good Pupils: 201 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	My Life Learning Ofsted Rating: Inadequate Pupils:0 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Standish Community High School Ofsted Rating: Good Pupils: 1297 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

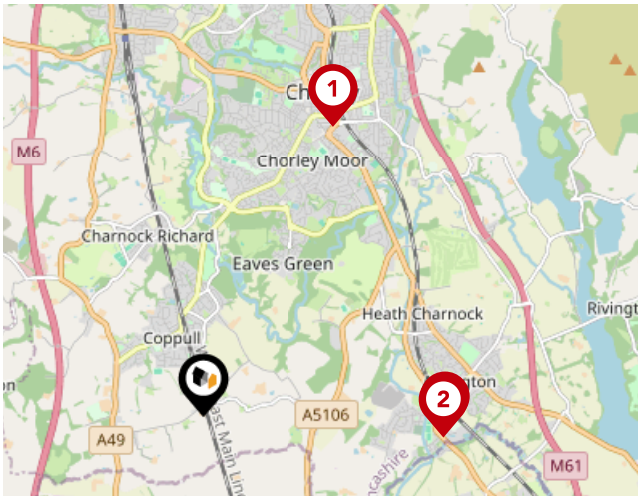
Area Schools



		Nursery	Primary	Secondary	College	Private
	Holy Cross Catholic High School Ofsted Rating: Good Pupils: 984 Distance: 1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southlands High School Ofsted Rating: Requires improvement Pupils: 926 Distance: 1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Marie's Catholic Primary School Standish Ofsted Rating: Outstanding Pupils: 207 Distance: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chorley All Saints Church of England Primary School and Nursery Unit Ofsted Rating: Good Pupils: 202 Distance: 1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Standish St Wilfrid's Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 592 Distance: 1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wrightington Mossy Lea Primary School Ofsted Rating: Good Pupils: 19 Distance: 1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westmorland School Ofsted Rating: Outstanding Pupils: 54 Distance: 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shaftesbury High School Ofsted Rating: Good Pupils: 91 Distance: 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

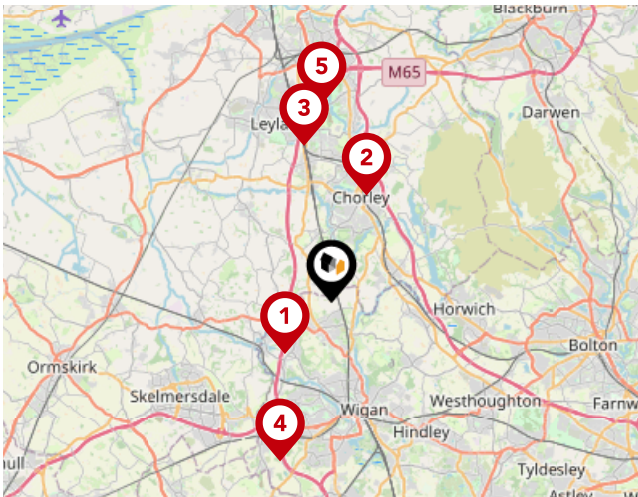
Area

Transport (National)



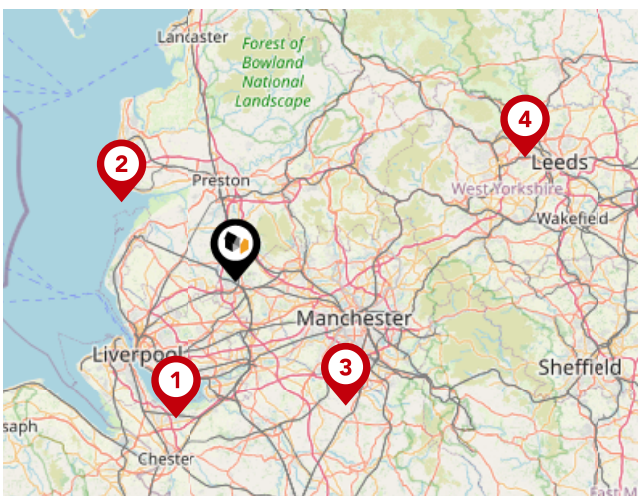
National Rail Stations

Pin	Name	Distance
1	Chorley Rail Station	2.79 miles
2	Adlington (Lancs) Rail Station	2.12 miles
3	Adlington (Lancs) Rail Station	2.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J27	2.44 miles
2	M61 J8	3.96 miles
3	M6 J28	5.55 miles
4	M6 J26	5.9 miles
5	M65 J1	6.96 miles

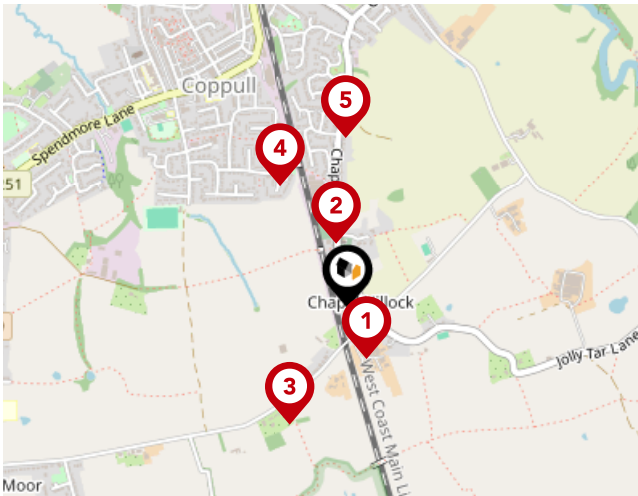


Airports/HELIPADS

Pin	Name	Distance
1	Speke	20.92 miles
2	Highfield	19.42 miles
3	Manchester Airport	23.52 miles
4	Leeds Bradford Airport	44.3 miles

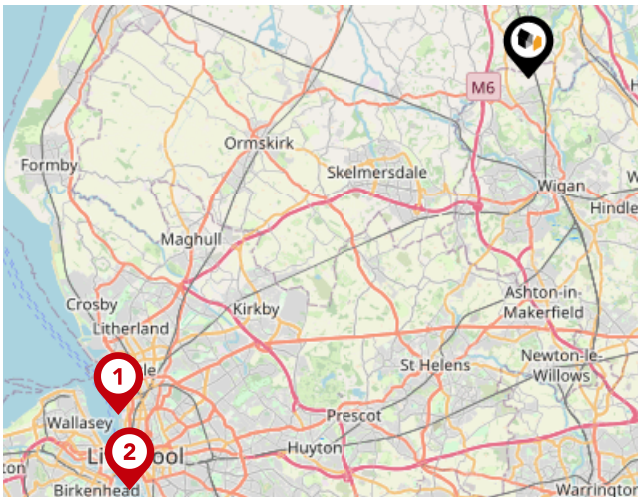
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wagon and Horses	0.12 miles
2	Church Fold	0.15 miles
3	Nurseries	0.29 miles
4	Byron Crescent	0.31 miles
5	Chapel Way	0.38 miles



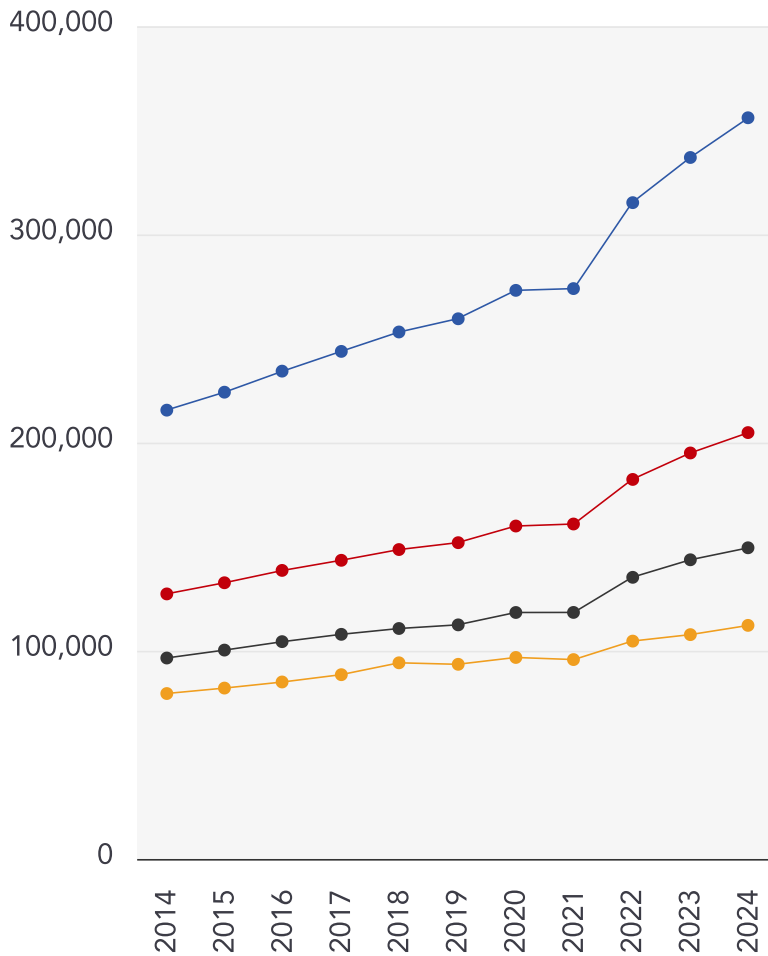
Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	18.72 miles
2	Liverpool Pier Head Ferry Terminal	20.23 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR7



Detached

+65.15%

Semi-Detached

+60.86%

Terraced

+54.85%

Flat

+41.19%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

Financial Services

Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



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@Roberts_and_Co



/roberts_and_co_sales_lettings/

Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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