



Roe Hey Drive, Coppull,  
Chorley  
£795 pcm

deal for those seeking comfortable, low-maintenance living, this two-bedroom semi-detached bungalow in Coppull offers a modern kitchen, spacious lounge, bright conservatory and contemporary bathroom. With off-road parking, detached garage and low-maintenance gardens, it's a practical home.

- All New Carpets and Decorating Throughout
- Semi Detached Bungalow
- Detached Garage to Rear
- Off Road Parking
- Two Bedrooms
- Lounge featuring Electric Fireplace
- Family Bathroom
- Conservatory with French Doors to Garden
- Low Maintenance Garden

## Energy Efficiency Rating

|                                                    | Current   | Potential                                                                             |
|----------------------------------------------------|-----------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |           |                                                                                       |
| (92+) <b>A</b>                                     | <b>90</b> | <b>87</b>                                                                             |
| (81-91) <b>B</b>                                   |           |                                                                                       |
| (69-80) <b>C</b>                                   |           |                                                                                       |
| (55-68) <b>D</b>                                   |           |                                                                                       |
| (39-54) <b>E</b>                                   |           |                                                                                       |
| (21-38) <b>F</b>                                   |           |                                                                                       |
| (1-20) <b>G</b>                                    |           |                                                                                       |
| <i>Not energy efficient - higher running costs</i> |           |                                                                                       |
| <b>England &amp; Wales</b>                         |           | EU Directive<br>2002/91/EC                                                            |
|                                                    |           |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

|                        |                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------|
| Viewing                | Strictly by appointment with Nationwide Estate Agents - Adlington Office                       |
| Reference              | Telephone 01257 475566<br>ROEH25                                                               |
| Additional Information | Council Tax Band: B                                                                            |
|                        | Deposit: £915                                                                                  |
|                        | Holding Deposit: £180                                                                          |
|                        | Parking options: Driveway, Garage<br>Garden details: Front Garden, Private Garden, Rear Garden |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.