

HOME  TRUTHS



Chapel Lane, Coppull

PR7 4LX



£385,000



Fabulous four bedroom detached property in a sought after location close to both village amenities, primary transport routes, countryside walks on the doorstep and with over 1400 square feet of highly energy efficient accommodation. To the front, limestone paving with inset beds lead to the garage, EV charging port and main entrance. Step into the hallway with Karndean flooring which runs through much of the ground floor. To one side is the home office and to the other is the living room with inset remote controlled Dru gas fire to keep you nice and cosy. To the rear, the heart of the house comprises a range of wall and base units with breakfast bar and integrated appliances including 5 burner gas hob, double electric oven and grill, refrigerator & freezer and dishwasher. A utility room has space, power and plumbing for appliances and stylish cloakroom comprising wash hand basin on floating vanity unit, wc and ladder heated towel rail. Completing the ground floor is the sun room with plenty of natural light from both patio windows and velux skylights with remote controlled electric blinds. Outside the south west facing garden which is mainly laid to lawn with decking and private area for a hot tub. Back inside to the first floor, there is ladder access to the boarded loft with light. Bedroom one has views over to Winter Hill and Rivington and en suite comprising wash hand basin in vanity, rainfall mixer shower in cubicle, wc and fully tiled elevations and flooring. There are two more double bedrooms and a comfortable single, and the family bathroom. The property benefits from 14 solar panels which are revenue generating c£360pa and alarmed and app controlled CCTV.



Fabulous four bedroom detached property in a sought after location close to both village and town centre amenities, primary transport routes and with countryside walks on the doorstep and with over 1400 square feet of highly energy efficient accommodation.

Council Tax band: E

Tenure: Leasehold

- Beautiful detached property
- Four bedrooms
- Study/home office
- Spacious garden room
- Over 1400 square feet of accommodation
- Semi rural location



HOME  TRUTHS

Eccleston Branch

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Coppull Branch

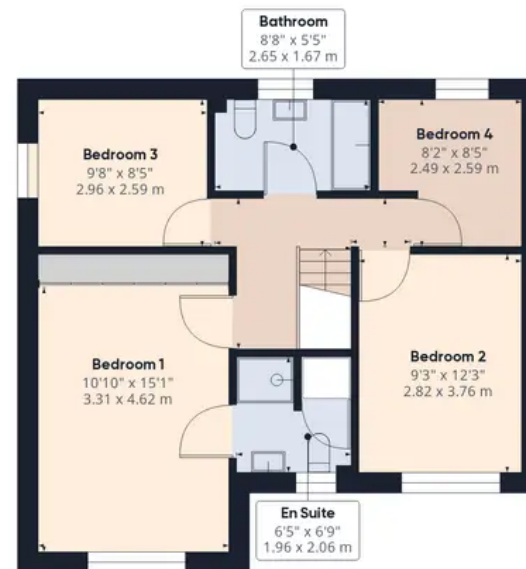
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1471.59 ft²


136.72 m²

Reduced headroom

8.34 ft²

0.77 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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