

Mill Lane, Coppull

Chorley


£325,000



Fabulous four bedroom detached property with gorgeous views over open countryside, in a popular residential area, close to village amenities, primary transport routes and countryside walks. To the front the driveway can accommodate two vehicles and leads past the crushed slate garden to the garage and the main entrance with storm canopy having inset lighting. Step into the welcoming hallway with cloakroom comprising wash hand basin and wc, and courtesy door to the garage, which also houses the combi boiler. To the front the bay fronted second reception room makes an excellent dining room or snug, whilst to the rear, reception one has patio doors to the garden and benefits from those lovely views. The breakfast kitchen comprises a range of wall and base units with integrated appliances including gas hob, eye level electric oven and grill, refrigerator, freezer and dishwasher. Completing the ground floor the utility room has space, power and plumbing for additional appliances. Step outside onto the west facing Indian stone sun terrace with crushed slate beds and lazy lawn leading off. A sunken seating area is the perfect place in which to relax and entertain whilst you enjoy the sunshine and those views. Back inside, stairs with return lead to the first floor landing with airing and storage cupboard. Bedroom one is to the front with en suite having mixer shower in cubicle, wc and floating wash hand basin. Bedroom three is also to the front, with bedrooms two and four to the rear overlooking the garden, with the latter currently used as a home office. The family bathroom comprises bath with screen and mixer shower over, floating wash hand basin and wc.



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Council Tax band: D

Tenure: Freehold

- Immaculate detached property
- Four bedrooms
- Stylish, low maintenance gardens
- Views over open countryside
- Over 1100 square feet of accommodation
- Close to local amenities & town centre



HOME  TRUTHS

Eccleston Branch

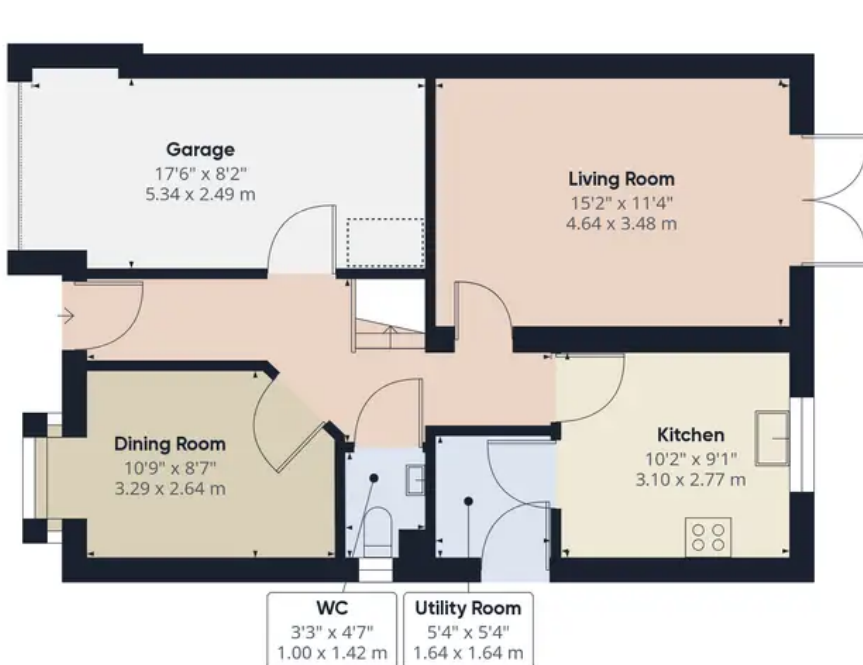
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

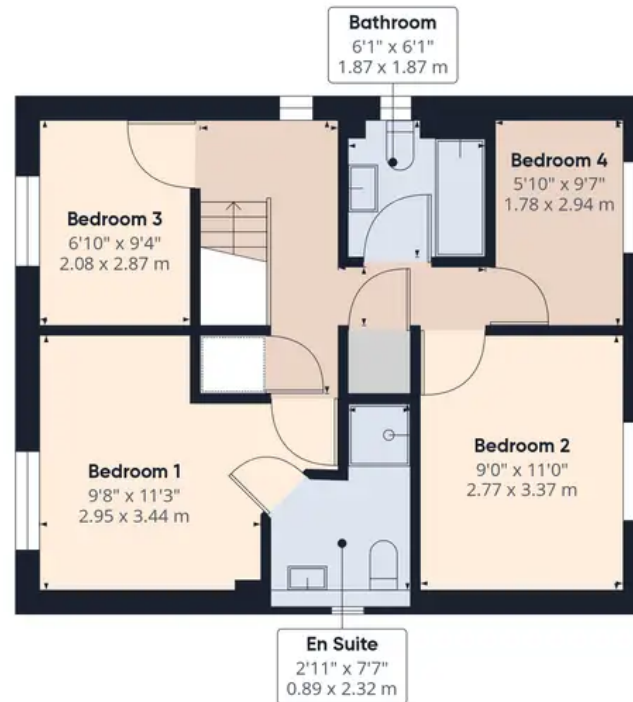
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1153.56 ft²


107.17 m²

Reduced headroom

6.83 ft²

0.63 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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