



redrose

10 Alder Grove

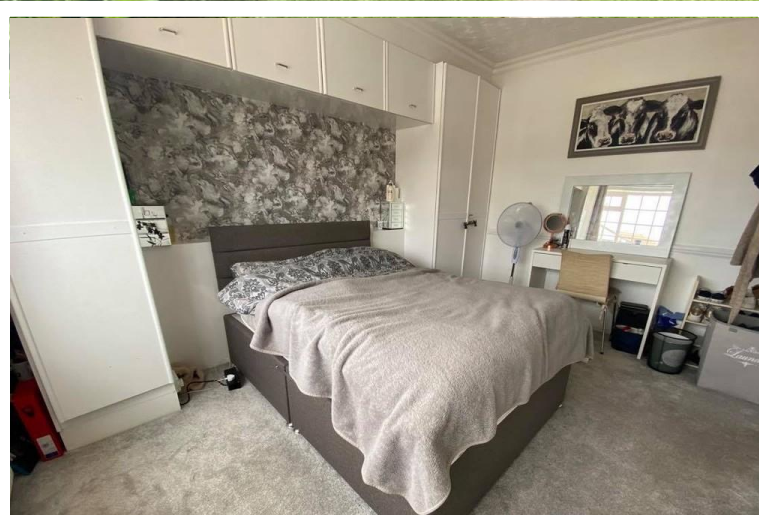
Coppull, Chorley, PR7 4QR

Set on a quiet cul de sac near the centre of the village this lovely 4 bedroom detached family home is perfect for a growing family with scope to further extend/improve if desired. The driveway has parking for several vehicles comfortably and the large rear garden is a fantastic private family space...

Offers In Excess Of £290,000

EPC Rating 'TBC'





Property Description

OUTSIDE FRONT

Blocked paved driveway with parking for 4 vehicles, low level fence to one side and conifer hedges to the other. Gate access to side leading to rear garden.

PORCH

Front door to porch and sliding door to cloakroom. Further door to inner hallway.

HALLWAY

10' 5" x 5' 6" (3.2m x 1.7m) Wooden flooring. Stairs leading to first floor, door to garage and further doors to kitchen/diner and lounge. Ceiling light point.

LOUNGE

15' 8" x 10' 5" (4.8m x 3.2m) Great size lounge with fireplace and wood burner. Double glazed window to front. Ceiling light point and door to hallway.

KITCHEN/DINER

9' 2" x 20' 4" (2.8m x 6.2m) Great size room with a range of



fitted base units in white. Double glazed window to rear and patio door to garden. Opening to utility room, laminate flooring and downlights.

UTILITY ROOM

With a range of base units, space for washing machine and tumble dryer and door to garden.

FIRST FLOOR

Stairs to first floor landing with doors to all rooms. Loft hatch access.

BEDROOM ONE

10' 5" x 12' 9" (3.2m x 3.9m) Good size double with double glazed windows to front, ceiling light point and fitted wardrobes.



BEDROOM TWO

12' 5" x 9' 2" (3.8m x 2.8m) Another good size double with fitted wardrobes to one wall, ceiling light point and double glazed window to rear.

BEDROOM THREE

6' 10" x 10' 2" (2.1m x 3.1m) Double room with double glazed window to rear. Ceiling light point.

BEDROOM FOUR

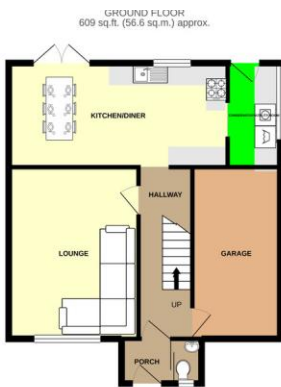
7' 6" x 5' 10" (2.3m x 1.8m) Currently used as a dressing room with double glazed window to front and ceiling light point.



OUTSIDE REAR

Much larger than average, private garden with large patio and great size lawn with established shrubbery and trees. To the rear of the garden is a chicken coupe. A little bit of fam life in the village! the garden is a really great family space and offer room to extend the current house comfortably is desired.





TOTAL FLOOR AREA: 1064 sq. ft. (98.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan information, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as a guide to the prospective purchaser. The information, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency. Use for guidance only.
 Hodge Wall Heritage (2022)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements