



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Four Bed Semi-Detached Home
- Quiet Cul-De-Sac Location
- 15' Sun Room-Style Conservatory
- Attractive Kitchen & Bathroom
- Generous Corner Plot
- Ample Off-Road Parking & Garage

CLAYTONGATE,
COPPULL

O/O £250,000



Claytongate, Coppull



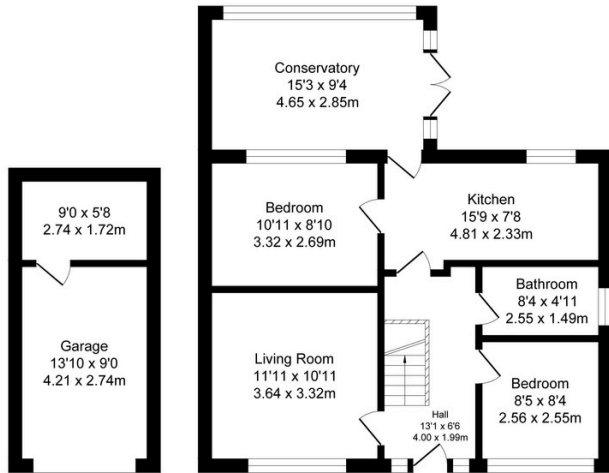
Claytongate, Coppull



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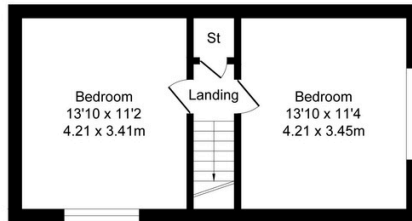
Total Approx. Floor Area 1312 Sq.ft. (121.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 179 Sq.Ft (16.6 Sq.M.)

Ground Floor
Approx. Floor Area 749 Sq.Ft (69.6 Sq.M.)



First Floor
Approx. Floor Area 384 Sq.Ft (35.7 Sq.M.)



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Occupying an attractive corner plot within this quiet residential cul-de-sac, this superb dormer-style, semi-detached property has an awful lot to appeal to those looking for a home in which to raise their little ones, not least its wonderfully flexible floorplan, which can afford up to four bedrooms. Such is the nature of the property, the opportunity exists for reception rooms and bedrooms to be inter-changeable, as required, therefore providing a rather unique prospect for those looking for a home which can grow and adapt with one's family.

The property is situated within a very accessible location, being within easy reach of the host of local shops and amenities available within the vibrant village of Coppull, as well as being just a few minutes' drive out of the bustling town centre of Chorley, with its diverse range of high street stores, bars, eateries and popular market. Despite its convenience, the area similarly affords beautiful local countryside on the doorstep for those leisurely walks with the dogs, including the beautiful Yarrow Valley Country Park, perhaps calling at nearby Birkacre Garden Centre on the return leg to warm up with a cup of coffee and an indulgent cake in their popular café.

Our clients have thoughtfully enhanced this home under their ownership, reconfiguring the original layout and modernising the living spaces, with the latest ground floor improvements including a programme of re-decoration, the replacement of floor coverings and a refresh of the kitchen and bathroom. Within such a busy and competitive price point, we are confident that any prospective buyer will be impressed by the well-presented accommodation, which extends to in excess of a generous 1,310 square feet in total: entering via the welcoming entrance hallway with its spindled staircase to the first floor, before proceeding through into the cosy lounge, which is filled with natural light via the large picture window to the front elevation and benefits from a the warm and inviting ambience. The smart kitchen offers a fashionable colour palette of green and white which is right on trend, being fitted with a range of wall and base units with laminated work surfaces and space for all one's essential appliances, whilst the off-lying 15' sun room-style conservatory is very well insulated, allowing it to be utilised all year round, whether it be a dining space, as in the case of our clients, or perhaps a peaceful haven in which to retreat with a cup of coffee and one's latest novel of choice.

Two bedrooms are located to the ground floor - one double and a single, however these could similarly be utilised as a formal dining room, a playroom or indeed a study, should one require some space in which to work from home. The ground floor is completed by the smart family bathroom, which is fitted with a three-piece suite in white, comprising of WC, vanity wash hand basin and panelled bath with new overhead electric shower.

Up on the first floor, two further bright bedrooms will be revealed, both of which are good-sized doubles and benefit from useful eaves storage space.

Further highlights include uPVC double glazing, fitted in 2020, and a gas central heating system, with a new boiler also recently installed.

Externally, the corner plot affords wrap-around outside spaces which envelope the property, with the side and rear garden areas being laid predominantly with low-maintenance stone paving and shingle, providing a blank canvas on which to site one's colourful pots and planters, as well as giving plenty of opportunity for al-fresco dining or perhaps an impromptu barbeque when the weather allows. There is ample space for extension of the existing living space, if so required and subject to the necessary consents and approvals. Plenty of off-road parking is provided, with a double-width driveway to the front and also to the side, the latter also giving access to the detached single garage, which incorporates a useful workshop/hobby area. Further storage is provided by the timber storage shed.

We would highly recommend an early inspection of this flexible home to avoid disappointment.



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