



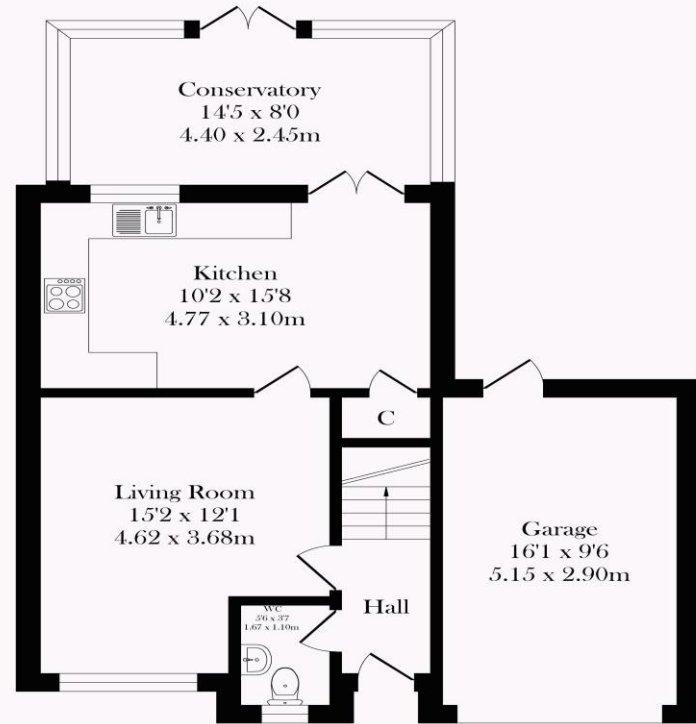
TRACY PHILLIPS

Estates

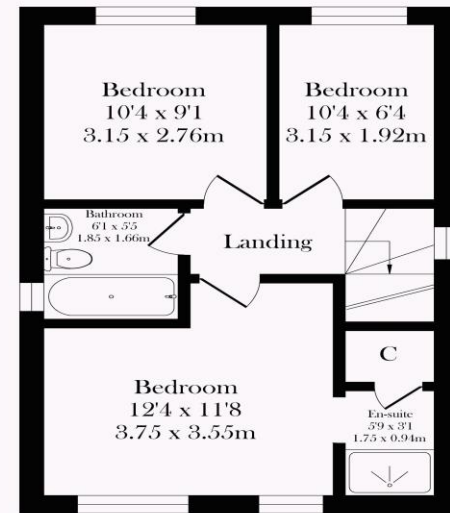


TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 66.4 Sq.M
(715 Sq.Ft.)



First Floor
Approx. Floor
Area 38.0 Sq.M
(409 Sq.Ft.)

Total Approx. Floor Area 104.4 Sq.M. (1124 Sq.Ft.)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	86 B



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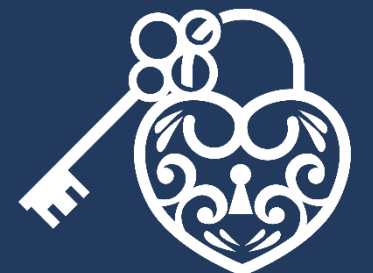
enquiries@tracyphillipsestates.com

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Asking Price: £295,000

Copesthorne Close, Aspull

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Homes frequently come onto the market on this extremely popular residential development, but we are confident that few will be able to compete with the standard of this stunning property, which is presented to an impeccable standard throughout. Our clients have loved and cared for this attractive family home, which rests on a particularly sizeable plot and overlooks open space to the front of its cul de sac location. This particular property offers sizeable living spaces, in particular in the three excellent bedrooms, ensuring that this home is perfectly suited to the needs of the growing family. Located in the thriving village of Aspull which is a particularly strong pull for those looking for a location to raise their family – the village centre provides a host of local shops and amenities. Aspull is located within excellent easy access to the M61 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute.

The property itself offers approximately 1124 square feet of accommodation, with a flowing floorplan with the feeling of space entering via the inviting hallway with staircase to the first floor and a handy ground floor cloakroom off lying. The comfortable lounge is of a lovely size and finished with laminate flooring. The smart and stylish kitchen and dining area offers the real wow factor in this fabulous home, having been recently re-fitted with an extensive range of wall and base units with contrasting work surfaces, and equipped with a gas hob and electric oven with overhead extractor hood, integrated fridge/freezer and space for a dishwasher. The dining area leads into the conservatory which is the perfect spot in which to enjoy the surrounding garden and enjoy family living at it's best! To the first floor, the landing provides access to the three excellent bedrooms, all of which are bright and appealing, with the main bedroom boasting an en-suite shower and double windows overlooking the open space beyond, with the remainder of the family well catered for with the family bathroom being fully tiled with subway tiling and fitted with a three piece suite in classic white, comprising of a WC, pedestal wash hand basin and panelled bath with overhead shower.

Externally, the property occupies a very well-proportioned and private garden, which is of a particularly good size and is well maintained and affords an excellent degree of privacy, unusual for a home within a modern development, and it is tucked away at the end of the cul de sac, allowing a serene and calm setting, which is only minutes' walk to the centre of the village. To the front of the property a double width driveway offers excellent off-road parking, bordered by lawns and planting and leading to the attached single garage. The rear garden is mainly laid with synthetic grass with mature planting to the perimeter and decked and paved patio areas perfect for al fresco dining. The garden is safe and secure.

Viewings of this truly delightful family home on this sought-after development and which also offers no onward chain and vacant possession, are highly recommended.





