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**ARNOLD & PHILLIPS**  
ESTATE AGENTS



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: C

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**THE LUXURY PROPERTY SPECIALISTS**

**Brookside, Coppull**  
**Asking Price £349,995**

**A&P**



Located at the end of a peaceful cul de sac, this spacious detached house boasts a prime location with fields on one side.

The main floor features a spacious lounge that leads into a stunning Orangery, perfect for dining or relaxing. The modern kitchen diner is equipped with sleek shaker style units, integrated appliances, and a casual dining area and also has access into the Orangery. On the ground floor there is a home office, offering versatility as a snug or games room and a handy utility and bathroom.

Upstairs, there are four bedrooms, three double and one currently used as a gym. The master bedroom includes an ensuite shower room and all double bedrooms benefit from fitted wardrobes. There is also a family bathroom in classic white.

Outside, a private rear garden with a patio and planters provides a tranquil retreat, while off-road parking is available at the front of the property.

The property also has Solar panels and a battery for storing excess energy which helps keep the bills low.

The area is most convenient, offering a host of local shops and amenities, with the thriving town centres of Chorley and Wigan both within a short drive and with bustling centres which host a wide range of high street stores, eclectic bars and eateries, when one is looking something a little more vibrant, whilst when one is in the mood for a little relaxation, the beautiful Yarrow Valley Country Park is close by, ensuring one can escape for a peaceful stroll with the dogs in the evening.







**KEY FEATURES**

- Spacious Detached Home
- Quiet Cul-de-Sac Location
- End Plot
- Four Bedrooms with  
Ensuite to Master
- Light and Bright Orangery
- Office
- Lovely Views
- Driveway Parking
- Good Sized Rear Garden
- Solar Panels













