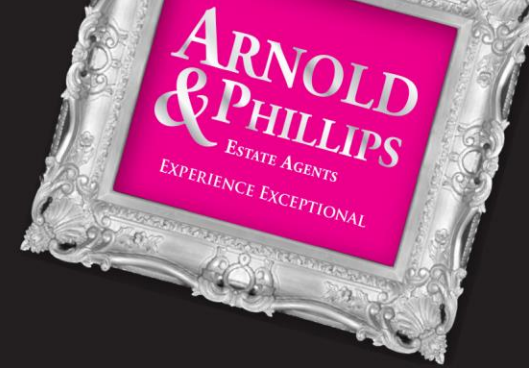




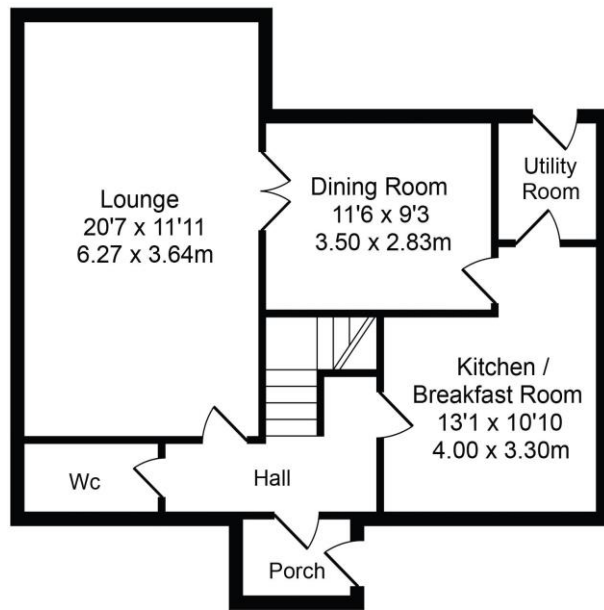
Pear Tree Avenue, Coppull

Pear Tree Avenue, Coppull

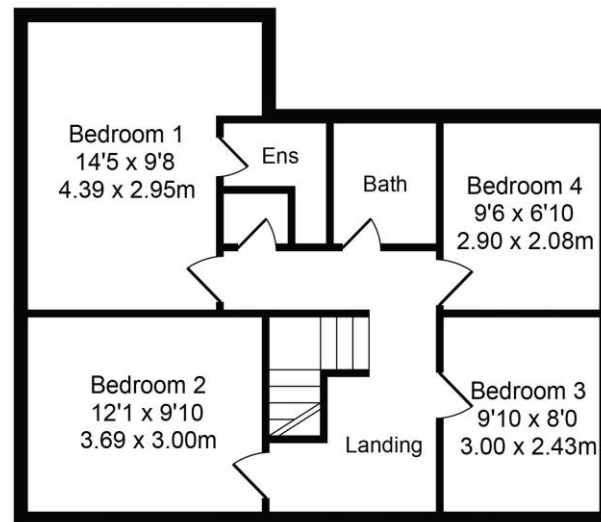


Pear Tree Avenue Total Approx. Floor Area 1263 Sq.ft. (117.3 Sq.M.)

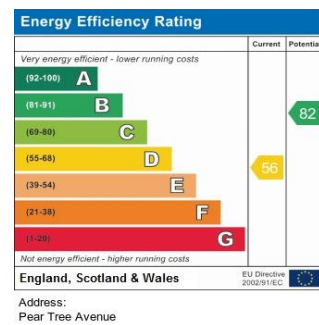
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 643 Sq.Ft (59.7 Sq.M.)



First Floor
Approx. Floor Area 620 Sq.Ft (57.6 Sq.M.)



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If one is looking for a good-sized home in which to raise their growing family, then this lovely detached residence must be worthy of consideration, not only occupying an enviable corner plot within this very popular residential development which is perfect for little ones, but also providing in excess of 1,260 square feet of accommodation in total, arranged over two levels with a wonderfully flowing floorplan. Situated just off Clancutt Lane, the pleasant position offers the best of both worlds, being within a safe and secure setting which is a haven for families, whilst being just a few moments from open fields and within walking distance of the beautiful Yarrow Valley Country Park – a popular local beauty spot for those evening strolls with the dogs. The popular village of Coppull has itself much to offer, with an abundance of amenities close at hand, whilst being conveniently located between the bustling towns of Chorley and Wigan, both of which offer a blend of high street and independent shops, eclectic bars and eateries. Of particular note also is the excellent access to transport links, with the motorway network providing a swift commute to major commercial hubs, such as Manchester and Preston, as well as well-regarded local schools, setting the standard for a quality lifestyle for every generation.

One enters the accommodation via the entrance porch and into the reception hallway with its staircase to the first floor and useful two piece cloakroom/WC, before proceeding through into the sizeable 20' through lounge, which enjoys a great deal of natural light via the dual aspect windows, which include a pleasant view over the rear garden, whilst the feature fireplace aids in the creation of warm and homely ambience. Double doors lead through into the dining room, ensuring these two spaces can be opened up to create a wonderfully sociable environment when one is entertaining, with guests able to spill out onto the garden via the patio doors. The 13' breakfast kitchen is fitted with a comprehensive range of high-gloss wall and base units in black with inset spotlighting and complimentary black laminated work surfaces, including a peninsular unit incorporating a handy breakfast bar and a number of integrated appliances, including Range-style cooker with extractor canopy and microwave. There is also a most useful separate utility room in which to keep the laundry out of view. Up on the first floor, the landing provides access to the four bedrooms – two doubles and two good-sized singles, three of which benefit from built-in wardrobes and the 14' master bedroom also boasting a private three-piece en-suite shower room. The remainder of the family are catered for by the fully tiled main bathroom, which is fitted with a three-piece suite in white, comprising of close-coupled WC, vanity wash hand basin and panelled bath.

Externally, the superb plot affords potential for extension, subject to the necessary consents and approvals, with the lawned gardens extending from the front around to the side. The rear garden is also laid to lawn, being enveloped by mature plants and shrubs to the perimeter and including a patio where one can savour a glass of wine whilst soaking up some sunshine. Off-road parking facilities are provided on the driveway, which also gives access to the larger than average detached double garage. Viewing is highly recommended.



