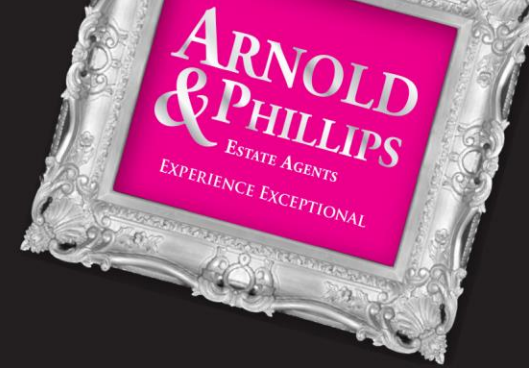


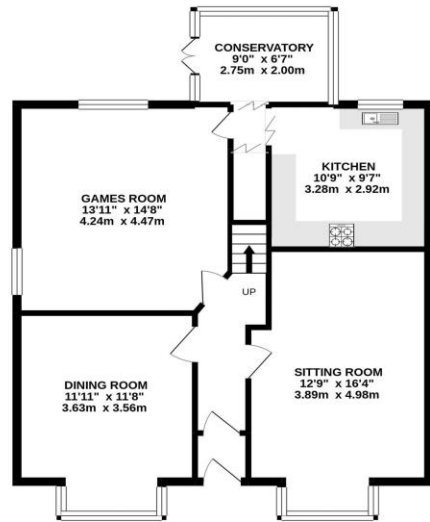
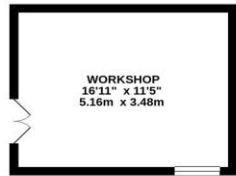


Spendmore Lane, Coppull

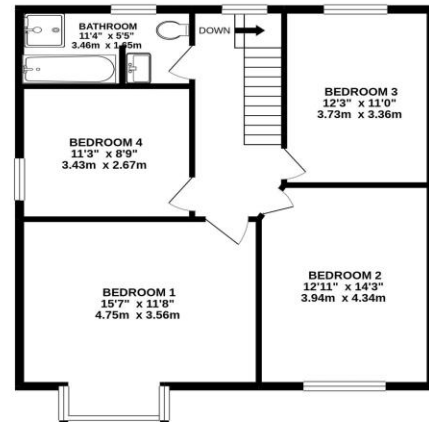
Spendmore Lane, Coppull



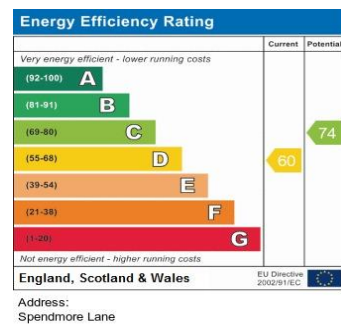
GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA - 1688 sq.ft. (156.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers in Excess of £235,000

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Aesthetically pleasing and wonderfully comfortable, this handsome, double fronted detached residence provides outstanding living space embellished with all the charm and character so typical of the era in which it was built. Occupying a pleasant position in a popular location this exceptional property simply has to be viewed. With an abundance of traditional features and a wonderful flowing arrangement of space, the property offers stylish and practical accommodation with real flexibility and is just perfect for modern day family living. Finished to an extremely high standard throughout, with care and attention to detail the home really is a credit to its owners.

Internal inspection will reveal accommodation arranged over two inviting levels covering an impressive 1688 square feet - highlights include an entrance vestibule with ornate Victorian tiling, a welcoming reception hallway, a delightful light filled lounge with attractive feature fireplace, a lovely big formal dining room which is flooded with natural light from the large picture window, a good sized sitting room/games room with dual aspects and a breakfast kitchen with an array of quality fitted units, breakfast bar, ample work space and integrated appliances. The ground floor is rounded off with sunny, glass roof conservatory that has French doors leading out into the rear gardens. On the first floor the landing area gives way to four fabulous double bedrooms and a four piece family bathroom, three of the bedrooms have quality fitted furniture whilst the bathroom has a stylish modern suite in classic white with gorgeous tiling, a low level wc, wash hand basin, shower unit and bath.

Outside the property is garden fronted with well-kept low maintenance walled gardens to rear that are totally enclosed and include patio areas, artificial grass, an attractive water feature and exterior lighting - perfect for outdoor dining and entertaining. Beyond the garden there is private parking for two cars. This magnificent property occupies a lovely spot only a short drive from Chorley's bustling town centre with its many fine amenities and shopping facilities. The property is totally accessible with only a short distance to the railway station, being well placed within striking distance of Manchester, Preston, Wigan and other surrounding commercial centres. Other benefits of this beautiful home include gas central heating and double glazing.

