



Easy Home
Lets & Sales

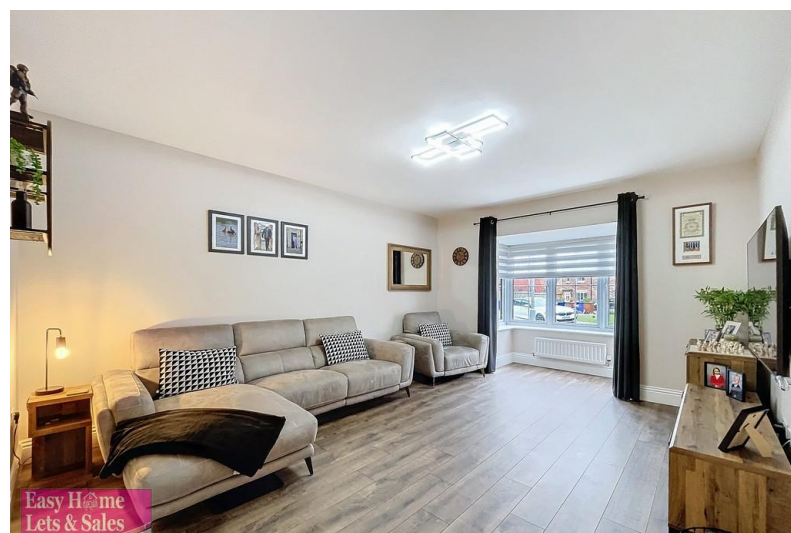
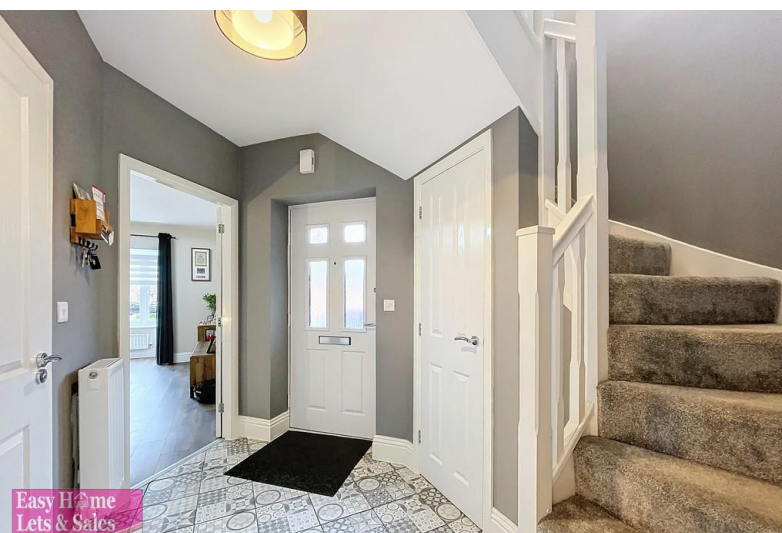
Easy Home Sales
Independent Residential Sales Agents

182 Mill Lane
Chorley, PR7 5WP

- Four Bedrooms, Two With En-Suite
- Modern Finish Throughout
- Driveway
- Detached Property

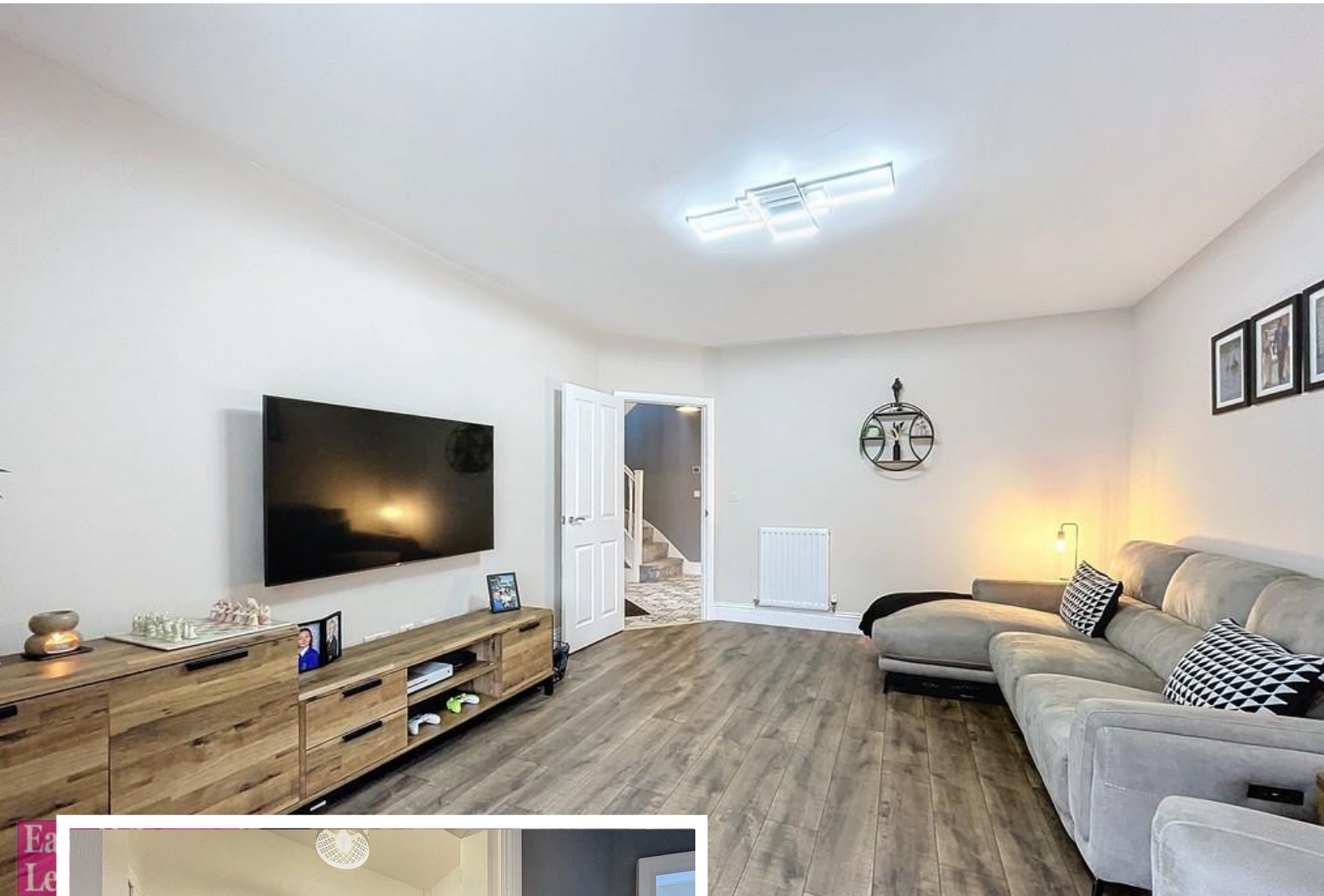
Offers Over £339,950

EPC Rating 'B'



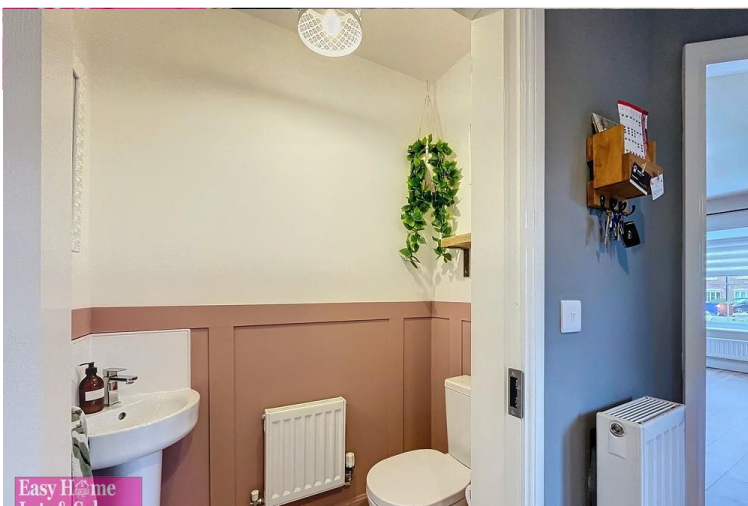
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Property Description

Easy Home Lets and Sales are pleased to present to market this beautifully presented four-bedroom detached home, nestled in a quiet and sought-after area of Coppull, Chorley. This inviting property is ideal for families, offering a perfect balance of modern living and peaceful surroundings. Located just a short distance from Yarrow Valley Country Park. Excellent local amenities, including shops, schools, and eateries, are within close reach, while convenient travel links such as local bus routes and the nearby M6 motorway ensure effortless commuting.

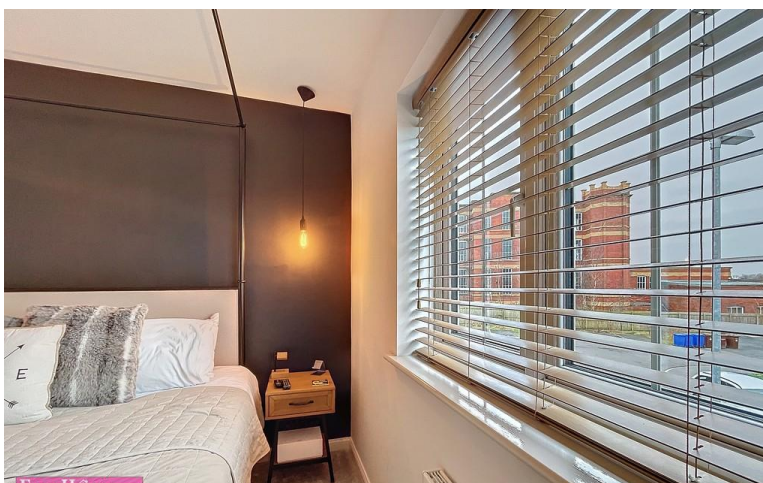
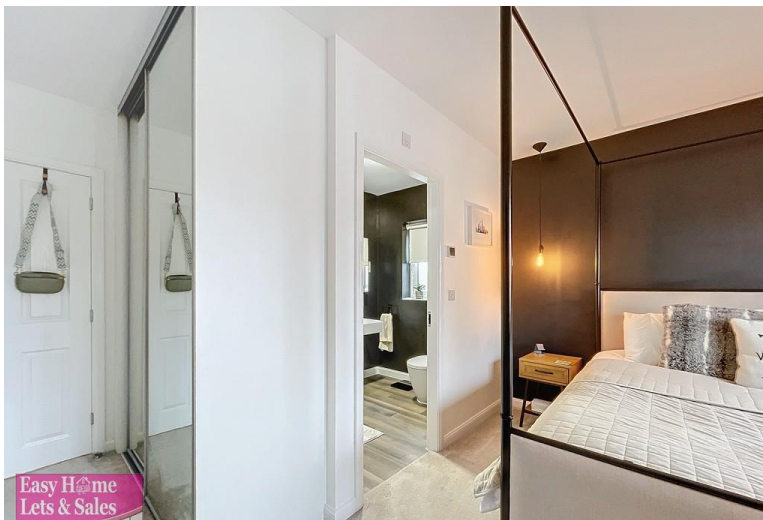




Stepping in to the property from the large drive way, you are welcomed into a modern entrance hallway. To your right, the spacious lounge boasts a large window that floods the space with natural light, creating a warm and inviting atmosphere. A handy under-stair storage cupboard and downstairs W/C is also accessible from here. Moving through to the rear of the home, you'll find a great size kitchen/dining area which features modern wall and base units with complementing worktops. The kitchen is equipped with integrated appliances, including a double oven, gas hob, dishwasher, fridge/freezer, with a beautiful wood topped breakfast bar central and double doors, providing natural lighting and direct access to the rear garden.

Heading upstairs, the first floor comprises four well-proportioned bedrooms. The generous sized master bedroom is complemented by a private en-suite shower room alongside mirrored fitted wardrobes. Bedroom two is a spacious double with a pleasant outlook, which also has a private en-suite shower room. The third bedroom, also a generous double, with a lovely outlook, while bedroom four offers flexibility as a single bedroom or nursery. A stylish three-piece family bathroom completes this floor, featuring a bathtub with shower, washbasin, and WC.

Externally you can access the single garage from the front of the property.



LIVING ROOM

12' 8" x 18' 9" (3.86m x 5.72m)

KITCHEN

11' 0" x 11' 0" (3.35m x 3.35m)

UTILITY ROOM

6' 3" x 6' 2" (1.91m x 1.88m)

DINING AREA

8' 7" x 9' 5" (2.62m x 2.87m)

DOWNSTAIRS W/C

3' 2" x 5' 4" (0.97m x 1.63m)

MASTER BEDROOM

12' 8" x 16' 11" (3.86m x 5.16m)

MASTER BEDROOM EN-SUITE

7' 0" x 5' 7" (2.13m x 1.7m)

BEDROOM TWO

8' 8" x 12' 5" (2.64m x 3.78m)

BEDROOM TWO EN-SUITE

8' 4" x 4' 0" (2.54m x 1.22m)

BEDROOM THREE

9' 2" x 9' 8" (2.79m x 2.95m)

BEDROOM 4

9' 10" x 6' 4" (3m x 1.93m)

FAMILY BATHROOM

9' 2" x 6' 9" (2.79m x 2.06m)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

159 - 161 Spendmore
Lane
Coppull
Chorley
Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements