



Easy Home Sales
Independent Residential Sales Agents

32 Mavis Drive
Chorley, PR7 5AF

- Three Double Bedrooms
- Semi-Detached House
- Large Driveway for Off Road Parking
- South Facing Garden To Rear

Offers Over £179,950

EPC Rating 'D'

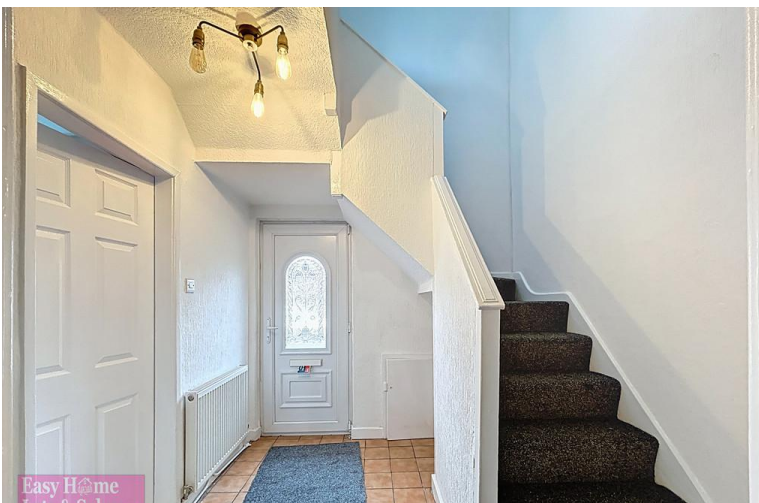




Property Description

Easy Home Sales are pleased to market this fantastic spacious three bedroom semi-detached property. Sat in a cul-de-sac position situated in Coppull which is ideally placed for village amenities, shops and great schools in the area. It is only a short drive away from Chorley town centre and its host of local amenities plus has easy access to motorway links for the budding commuter.

This property has been recently decorated and new flooring installed throughout. This well maintained family home in brief comprises of a spacious hallway with stairs to the first floor and a large living room with dual aspect windows, allowing lots of natural light to flood the space, and a focal tiled fire surround housing a wood burning stove.





To the back of the property is a lovely open-plan space combining the kitchen, dining, and family areas, creating the perfect spot for everyday living and entertaining. The fitted kitchen features a range of wall and base units with room for freestanding appliances. There's plenty of space for a dining table and comfortable seating, and patio doors open out to the rear garden-ideal for enjoying meals or relaxing outdoors.

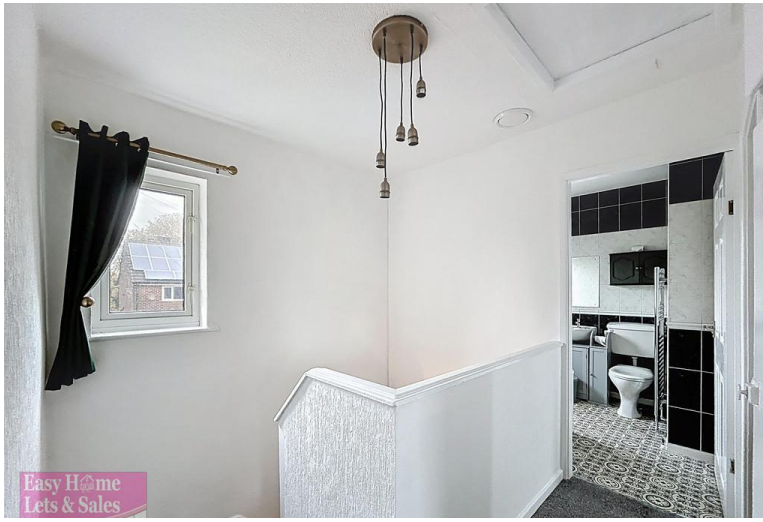
To the first floor there are three well-proportioned bedrooms all finished with new carpet and a stylish family shower room comprising of a new shower enclosure and separate bath, W/C and basin.

There is a large attached workshop, which can be accessed externally or internally from the family room and houses an ground floor Wc.

Externally to the front there is a large driveway for off road parking for multiple vehicles and to the rear there is a brilliant sized South facing garden, finished with a large shed.

Council Tax Band A
CHAIN FREE!





Please Call Easy Home Sales on to arrange a viewing.

Do you have a property to sell?

If you have a property to sell or thinking of selling, we can offer a FREE market appraisal from our experienced sales team.

Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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