



Spinners Close, Coppull, Chorley

Offers Over £329,995

Ben Rose Estate Agents are delighted to present this exceptional four-bedroom detached family home, located in the highly sought-after area of Coppull. Nestled on a quiet residential road, the property offers a peaceful setting while remaining just a short drive from Chorley town centre, with its excellent amenities, superb local schools, and convenient supermarkets. The home also benefits from fantastic travel links, including nearby train stations and easy access to the M6 and M61 motorways, making it ideal for commuters. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed by a bright and inviting entrance hallway, where the staircase to the upper level is situated. To the right, you'll find a spacious lounge featuring a beautiful bay window that overlooks the front aspect. Across the hall is the versatile playroom, which can serve as a home office, snug, games room, or formal dining room, offering flexible living options.

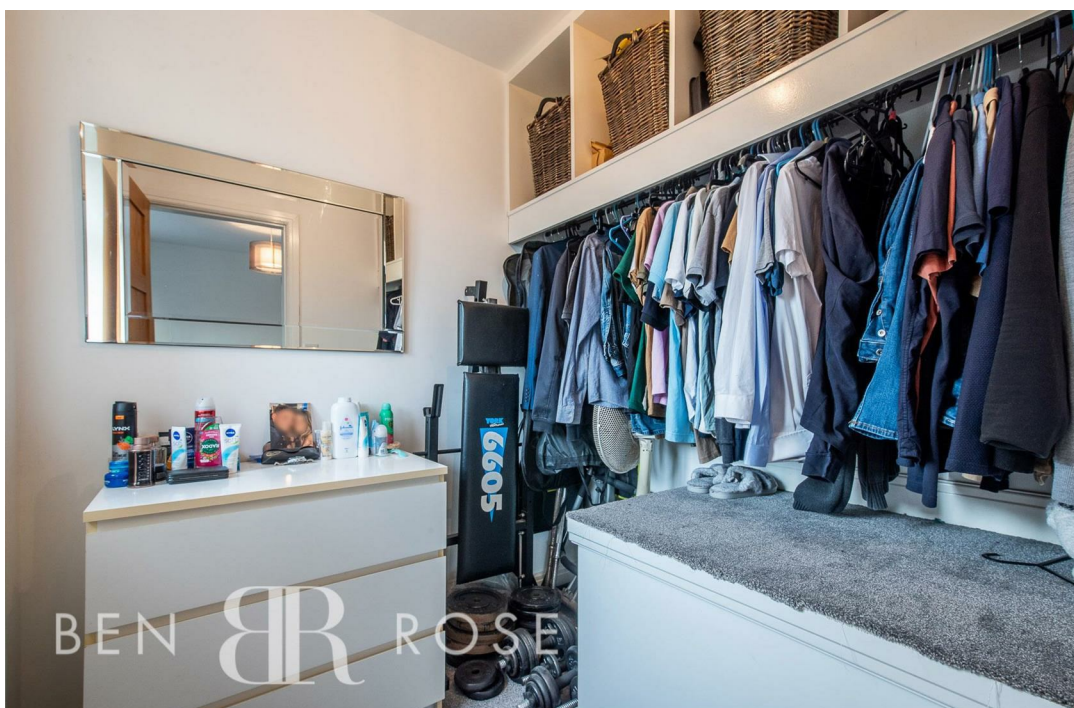
Continuing through the property, you'll enter the open-plan kitchen and dining room. The kitchen is fitted with sleek wall and base units, complemented by integrated appliances. The dining area provides ample space for a large family dining table and boasts double patio doors that open onto the rear garden. Completing the ground floor are a convenient utility room and a WC.

Upstairs, there are four generously sized bedrooms. The master bedroom features a walk-in dressing room and an en-suite shower room. Additional storage can be found on the landing, and the floor is completed by a modern three-piece family bathroom, which includes an over-the-bath shower.

Externally, the front of the property offers a multi-car driveway leading to a single detached garage. To the rear, there is a generously sized garden with a well-maintained lawn, as well as paved and stone patio areas, perfect for outdoor entertaining.







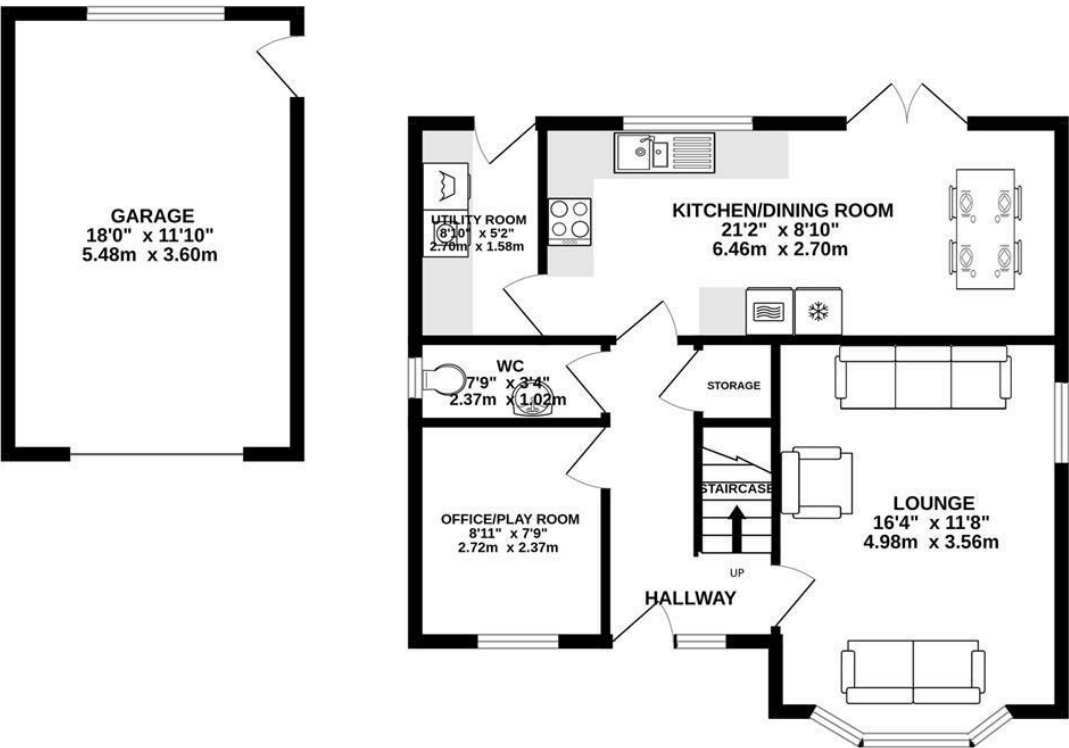




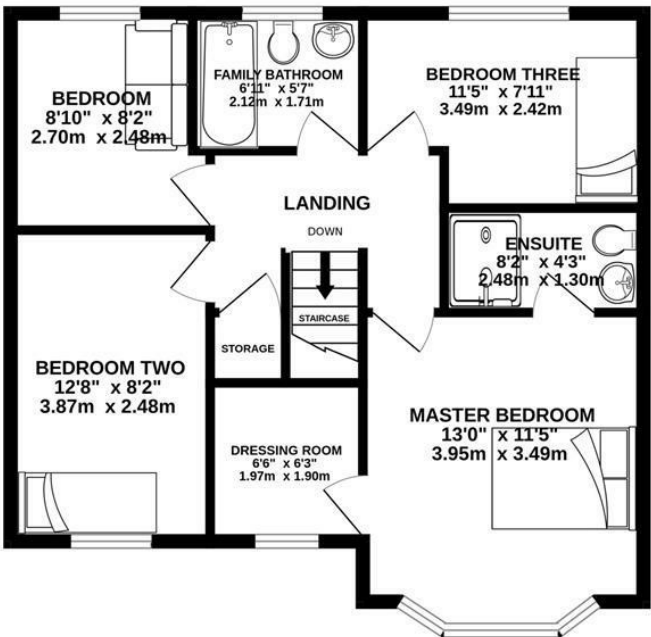


BEN ROSE

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			EU Directive 2002/91/EC 

