



Easy Home Sales

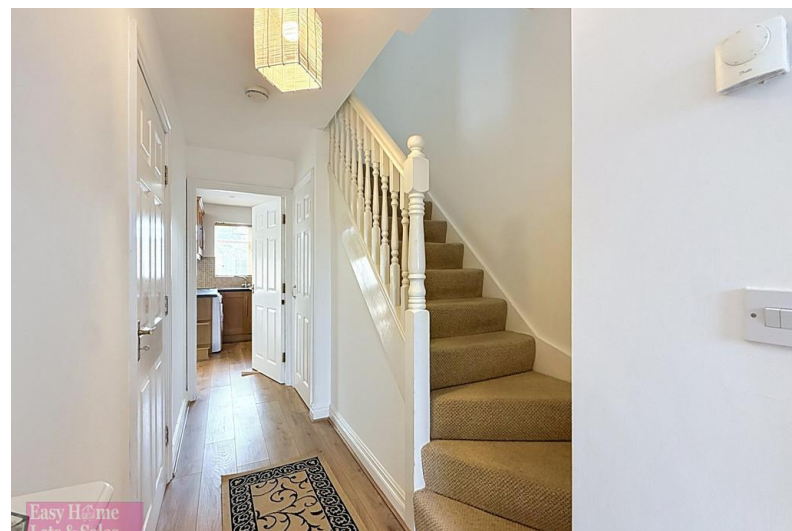
Independent Residential Sales Agents

**3 St Oswalds Court, Coppull
Chorley, PR7 5EF**

- Four Bedroom Semi-Detached Townhouse
- Low Maintenance Back Garden
- Off Road Parking
- Integral Garage

Offers Over £259,950

EPC Rating 'C'





Property Description

Easy Home Sales are delighted to market, situated within a quiet and secluded development in the heart of Coppull Village, this beautifully presented four-bedroom townhouse which offers spacious, versatile accommodation arranged over three floors. With stunning open views to the rear, a private garden, double driveway and integral garage, this is an ideal family home that combines modern living with a peaceful setting. Being sold Chain Free!

The ground floor welcomes you with a bright entrance hallway leading to a spacious contemporary breakfast kitchen, fitted with stylish oak units and integrated appliances including a fridge, freezer, dishwasher, oven and hob, with plumbing for additional appliances. French doors open directly onto the attractive rear garden and patio, creating the perfect space for entertaining or relaxing while enjoying uninterrupted views across open fields. A convenient cloakroom with WC completes the ground floor.





On the first floor, the generous and light-filled lounge features French doors opening onto a Juliet balcony, making the most of the beautiful countryside outlook. This floor also offers a spacious double bedroom with fitted wardrobes, a well-proportioned single bedroom, and a modern family bathroom finished in a contemporary white suite.

The second floor comprises two further generous double bedrooms, both benefiting from fitted wardrobes, along with a stylish shower room featuring a large double shower.



Externally, the property boasts a double driveway providing ample off-road parking, a single integral garage, and a private enclosed rear garden with patio that enjoys a peaceful, open aspect.

This superb home is ready to move into and offers flexible accommodation for growing families or those looking for additional space.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer and to avoid disappointment.



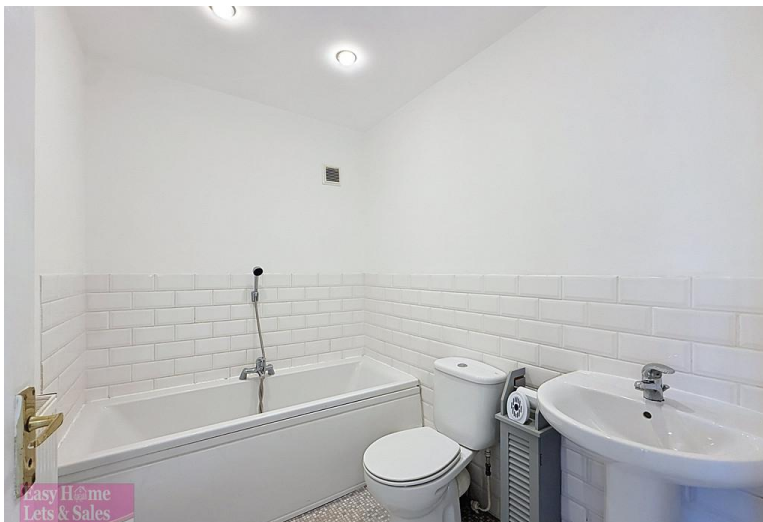


Thinking of selling?

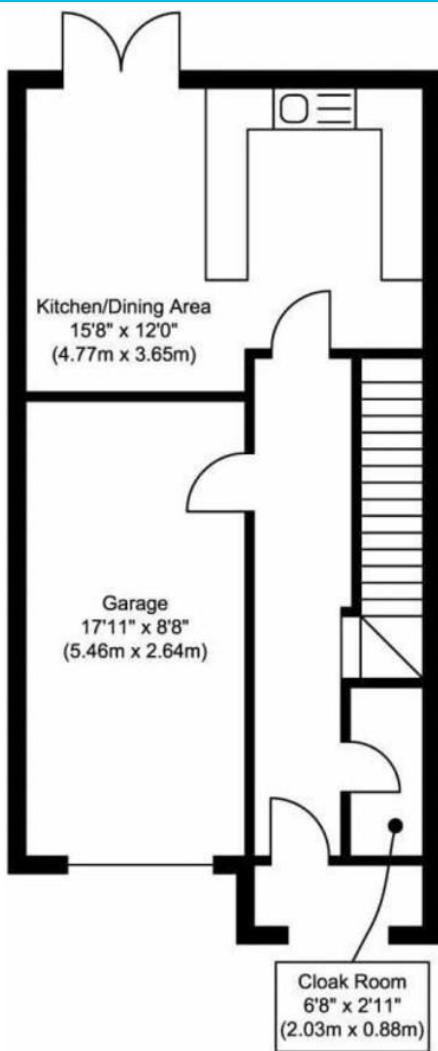
If you have a property to sell or are considering bringing your home to market, Easy Home Sales would be delighted to offer a free, no-obligation market appraisal. Please get in touch with our experienced sales team to find out more about our current offers.

Important Notice:

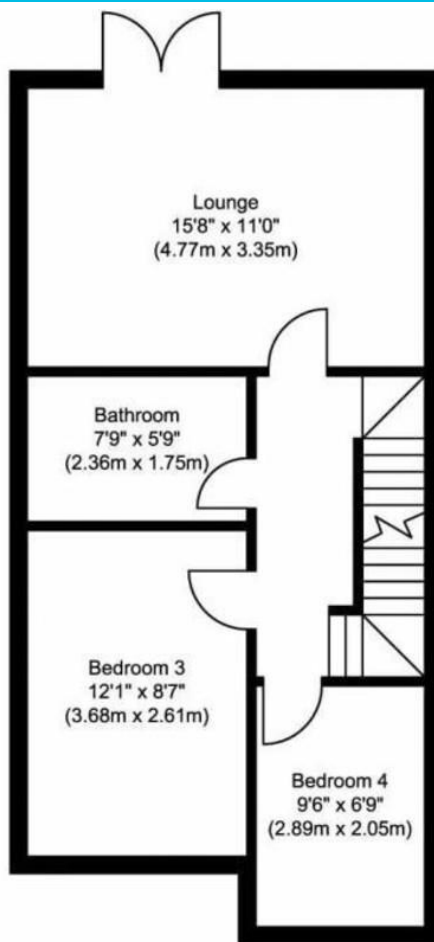
All room dimensions and land measurements are approximate and provided for guidance only. Buyers are advised to verify all details via their solicitor or surveyor. Easy Home Sales cannot guarantee that all services, appliances, or heating systems are in working order and recommend that these are checked by a qualified professional. Whilst every effort has been made to ensure accuracy, these particulars do not form part of any offer or contract and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of all information.



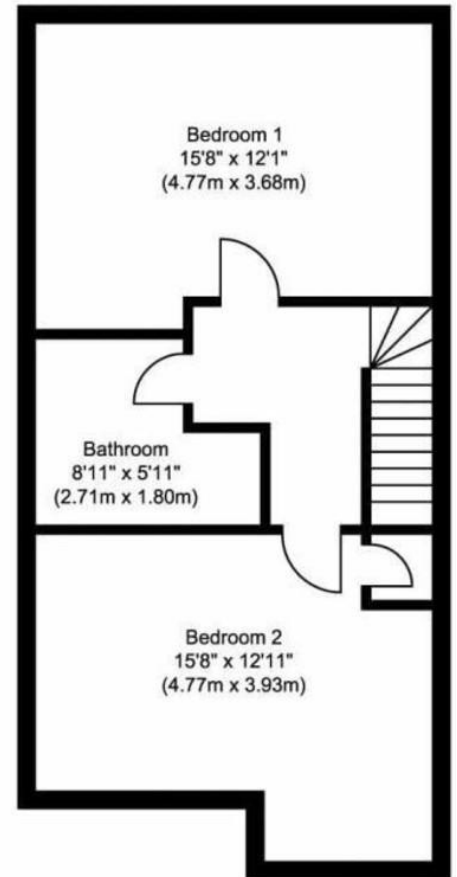




Ground Floor
Approximate Floor Area
327.33 sq. ft.



First Floor
Approximate Floor Area
491.26 sq. ft.



Second Floor
Approximate Floor Area
491.26 sq. ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 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 and 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