



# TRACY PHILLIPS

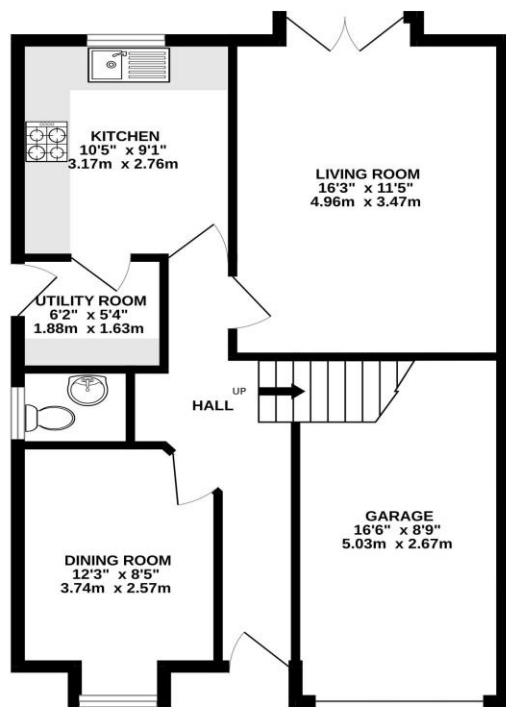
## Estates



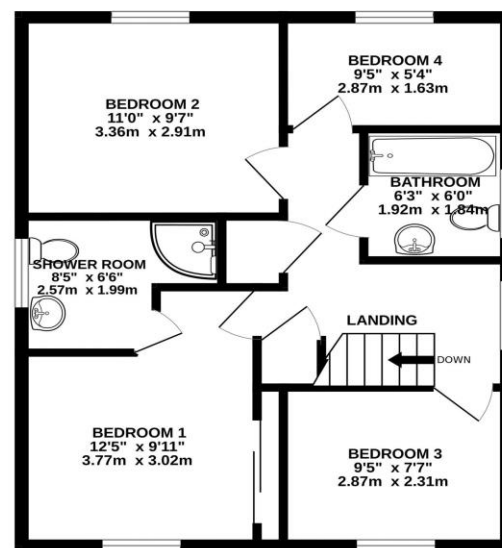
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



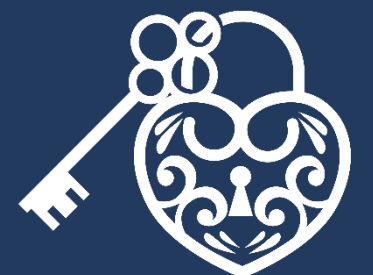
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £325,000

Mill Lane, Coppull, Chorley PR7 5WP



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Occupying a lovely plot within a quiet residential cul-de-sac, this immaculately presented four-bedroom modern detached home enjoys the most beautiful open views from its generous south-facing rear garden. Offering an exceptional blend of space, comfort and location, the property is perfectly suited to modern family living, with well-proportioned accommodation throughout and superb outdoor space ideal for both relaxing and entertaining. Situated within a small and highly regarded development of attractive family homes, the property is within walking distance of the thriving village centre, renowned for its strong sense of community and excellent local amenities. A number of highly respected primary and secondary schools are close by, whilst convenient access to the M6 motorway makes commuting to major commercial centres including Manchester, Liverpool and Preston straightforward.

Internally, the thoughtfully designed floorplan provides spacious and versatile accommodation throughout. The welcoming reception hallway features a staircase to the first floor and a useful two-piece cloakroom/WC. To the rear of the property, the bright and spacious lounge enjoys uPVC double glazed doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. The separate dining room provides an ideal formal entertaining space, though equally lends itself to use as a second sitting room or playroom. The modern fitted kitchen is appointed with a range of wall and base units together with integrated appliances including electric ovens, gas hob with extractor canopy and dishwasher. A separate utility room provides additional practicality and houses the laundry facilities.

To the first floor, the landing gives access to four excellent bedrooms, all bright and well-proportioned. The impressive principal bedroom benefits from its own three-piece en-suite shower room, whilst the remaining bedrooms are served by the stylish family bathroom fitted with a classic white three-piece suite comprising WC, pedestal wash hand basin and panelled bath.

Externally, the property enjoys gardens to both the front and rear, predominantly laid to lawn. The rear garden is a particular highlight, offering a generous south-facing aspect with delightful open field views, together with a paved patio area ideal for al-fresco dining and summer entertaining. A double-width driveway provides ample off-road parking and leads to the integral single garage.

Early viewing is highly recommended to fully appreciate the quality, setting and lifestyle this superb family home has to offer.

