



Easy Home
Lets & Sales

Easy Home Sales

Independent Residential Sales Agents

14 Westend Avenue, Coppull
Chorley, PR7 5DB

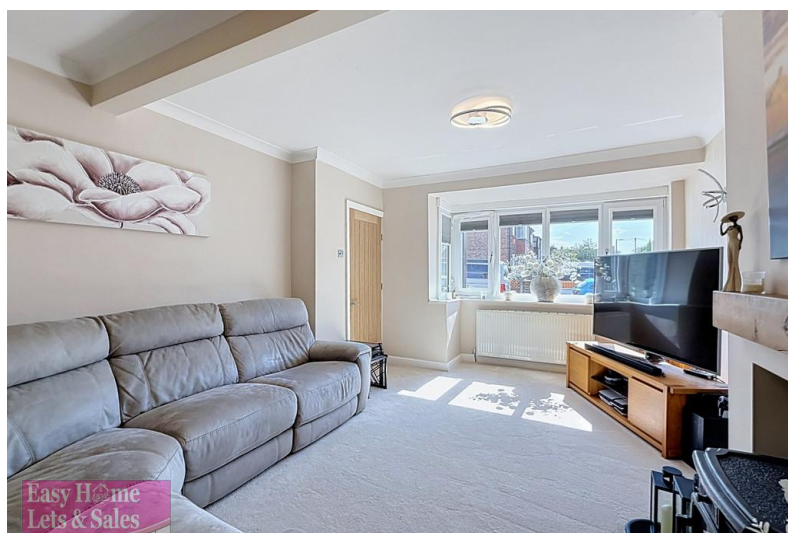
- Semi-Detached House
- Four Bedrooms
- Well Presented Throughout
- Off Road Parking

Offers Over £279,995

EPC Rating 'D'



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Property Description

Easy Home Sale are delighted to bring to market this spacious and versatile four-bedroom extended semi-detached family home, situated in the popular village of Coppull. Set within extensive gardens and benefiting from driveway parking, this well-presented property offers generous accommodation throughout, making it an ideal home for growing families. The property is also ideally positioned for excellent transport links and local amenities, providing convenient access for commuters and day-to-day living.

Upon entering through the welcoming porch, you are greeted by a spacious entrance hall leading into the main living accommodation. The impressive lounge provides a wonderful space for relaxing and entertaining, featuring a large bay window which floods the room with natural light, calming neutral décor and a stunning feature gas log burner effect fire creating a warm and inviting focal point.





The dining room provides an excellent space for family meals and entertaining and flows seamlessly into the bright conservatory. The well-appointed kitchen is fitted with a range of stylish high-gloss wall and base units, complemented by a Rangemaster cooker and Belfast sink. There is also a fitted fridge/freezer, with additional space and plumbing for a dishwasher, washing machine and tumble dryer. A charming stable door provides direct access to the rear garden.



The conservatory benefits from French doors opening onto the large enclosed rear garden, creating a fantastic connection between the indoor and outdoor living spaces.

Also situated on the ground floor is the spacious master bedroom, offering excellent convenience for those looking for flexible family accommodation. The ground floor is further complemented by a useful wet room comprising a shower, WC and wash hand basin. Additional storage can be found beneath the stairs.

To the first floor, there are two generous double bedrooms, both offering comfortable and versatile accommodation, along with a fourth bedroom which would also make an ideal home office, dressing room or nursery depending on the buyer's requirements. A modern three-piece family bathroom completes the first-floor accommodation, comprising bath, WC and wash hand basin.



Externally, the property boasts an attractive frontage with a driveway providing parking for multiple vehicles. To the rear is a large, enclosed garden, predominantly laid to lawn and complemented by a number of useful outbuildings, offering an excellent space for children, entertaining or simply enjoying the outdoors.

This fantastic extended family home offers spacious and versatile accommodation across two floors, extensive gardens and ample off-road parking. With its flexible layout, four bedrooms and excellent outdoor space, this property represents an exciting opportunity for families, first-time buyers or those looking for a home with plenty of potential.



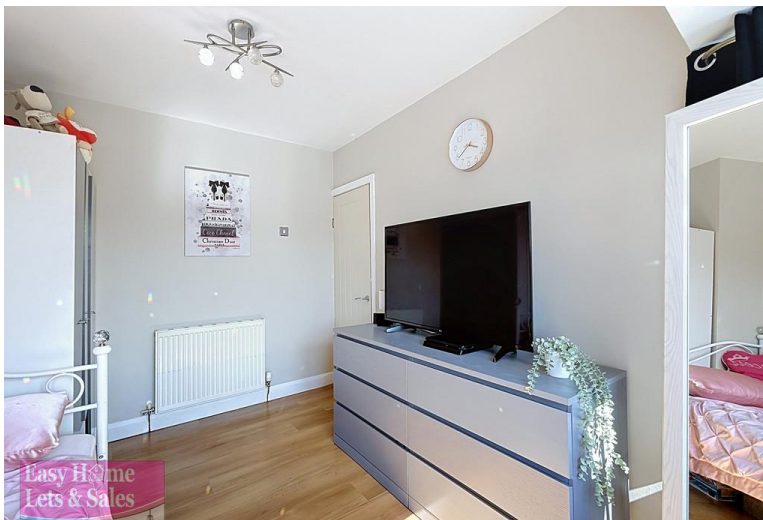


Please do give Easy Home Sales a call to arrange a viewing!

Thinking of selling your home?

Our experienced sales team would be happy to provide you with a free, no-obligation market appraisal. Call now to find out more about our current offers!

Please Note: All room and land measurements provided in these particulars are approximate and should be verified by the buyer's solicitor. Easy Home Sales advises that all appliances, services, and heating systems be checked by a qualified professional. These property details are intended to be accurate and reliable; however, they do not form part of any offer or contract and should not be relied upon as such. All information should be confirmed independently by the buyer's solicitor or surveyor.





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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