



# TRACY PHILLIPS

## Estates



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GROUND FLOOR  
948 sq.ft. (88.1 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.1 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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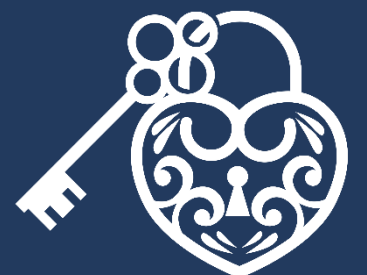
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Excess of £250,000

Tansley Avenue, Coppull, Chorley PR7 5DJ



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Located in the vibrant village of Coppull, Tansley Avenue presents a rare opportunity to acquire a beautifully maintained family home with exceptional outdoor space. This attractive semi-detached property offers something truly special, with stunning, generously sized gardens that back onto open space - providing not only a wonderful outlook but also exciting potential to extend, subject to the necessary consents. The home itself offers a well-proportioned footprint, complemented by a detached garage and substantial outdoor storage.

The accommodation begins with an inviting entrance hallway, with a staircase rising to the first floor and access to the living areas. To the front, a light and spacious lounge runs the full length of the property, centred around a charming stone fireplace. Double doors lead seamlessly through to the dining area, creating a sociable and versatile living space. The dining area opens into both the kitchen and a delightful conservatory, offering the perfect place to relax while enjoying views of the garden. The kitchen is fitted with an attractive range of wall and base units, incorporating a gas hob, electric oven, and a central island. A separate utility room provides space for laundry appliances and gives access to a convenient ground floor cloakroom. Upstairs, the first floor offers three bright and well-proportioned bedrooms, two of which benefit from fitted wardrobes. The family bathroom is stylishly appointed with a modern four-piece suite, including a slipper bath and separate shower.

Externally, the property truly excels. The gardens extend to the front, side, and rear, creating a private and expansive outdoor setting rarely found with homes of this type. The front features a lawned garden with a pedestrian pathway, alongside a tarmac driveway leading to the detached garage. To the rear, the sunny garden is mainly laid to lawn with a large patio area—ideal for outdoor dining—and mature planting providing colour and privacy throughout the seasons. The plot size offers significant scope for future extension, making this an ideal long-term family home.

Situated just a short stroll from Coppull village centre, with its range of shops, schools, and local amenities, and only a ten-minute drive from Chorley town centre, the location is both convenient and well-connected. Offered with no onward chain and vacant possession, this is a fantastic opportunity to secure a home that combines immediate comfort with outstanding future potential.

Early viewing is highly recommended to fully appreciate all that this property has to offer.





