



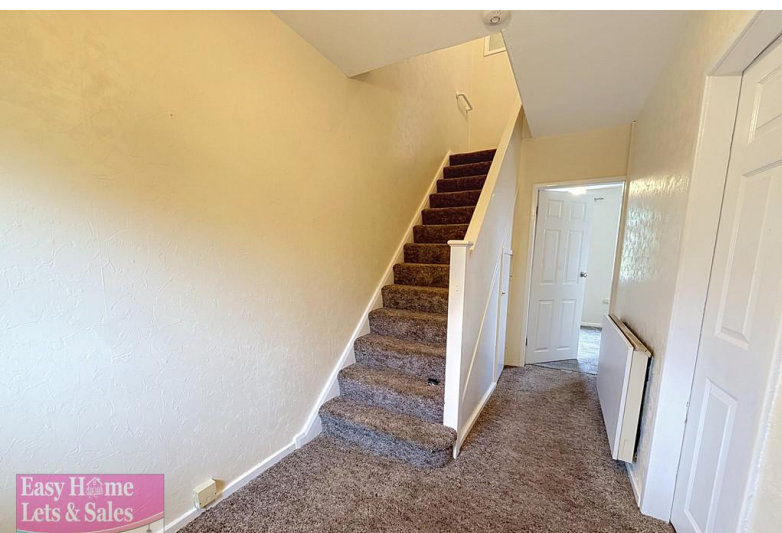
Easy Home
Lets & Sales

Easy Home Sales
Independent Residential Sales Agents

75 Mavis Drive, Coppull
Chorley, PR7 5AE

- Three Bedrooms
- Semi-Detached House
- Dining/Kitchen
- Offroad Parking With Drive

Offers Over £179,995
EPC Rating 'B'



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Property Description

Easy Home Sales are pleased to present this three-bedroom semi-detached home, ideally positioned within a sought-after residential area that combines every day convenience with excellent potential. An ideal purchase for first-time buyers, investors, or developers, the property offers the opportunity to create a home tailored to individual style and requirements. Conveniently located close to local shops, reputable schools, and excellent transport links, this home is perfectly placed for both daily living and commuting, being offered chain free.





Upon entering into a hallway, you are welcomed by a generously sized lounge, providing an inviting space for relaxation and family living which currently houses a fireplace with an electric fire. The open-plan kitchen, dining, and living area offers a versatile layout, perfectly suited to modern lifestyles and entertaining. The kitchen features a practical arrangement and presents excellent scope for contemporary redesign, allowing buyers to create a space that truly works for them. Through the kitchen space, you will find a door which leads out into the covered side passage which houses additional storage space and a door into the back garden.



The property boasts three well-proportioned double bedrooms, with two benefiting fitted wardrobes to provide ample storage and comfortable accommodation. The three-piece family bathroom includes a shower, W/C and basin is of a good size and offers further potential for modernisation to create a fresh and functional space.

Externally the property is garden fronted with a good sized driveway and access to the covered side passage. To the rear there is a lovely grassed garden, with a shed and greenhouse.





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:

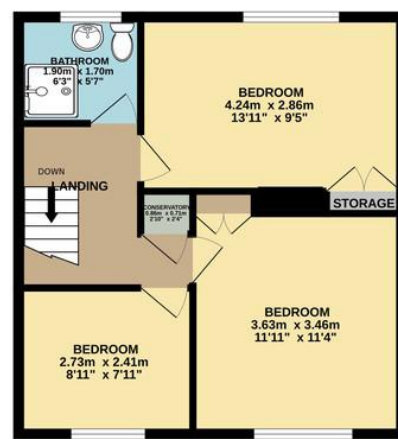
All room dimensions and land measurements are approximate and provided for guidance only. Buyers are advised to verify all details via their solicitor or surveyor. Easy Home Sales cannot guarantee that all services, appliances, or heating systems are in working order and recommend that these are checked 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
42.9 sq.m. (462 sq.ft.) approx.



1ST FLOOR
42.9 sq.m. (461 sq.ft.) approx.

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TOTAL FLOOR AREA : 85.8 sq.m. (923 sq.ft.) 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		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

159 - 161 Spendmore
Lane
Coppull
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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