



## Mavis Drive, Coppull, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are delighted to bring to the market this deceptively spacious, four-bedroom home, arranged over three floors, in the heart of Coppull. Deceptively spacious and offering highly versatile rooms, it is an ideal choice for a growing family. The property enjoys an enviable location close to Chorley town centre, with its excellent selection of schools, shops, and amenities, as well as superb travel links to nearby towns and cities via the M6 and M61 motorways. Early viewing is strongly recommended to avoid missing out.

The home opens into a welcoming entrance hall, giving access to the staircase, the lounge, and the kitchen. Positioned to the front, the lounge is generously proportioned and can comfortably accommodate a large sofa set alongside additional furnishings. A wide, front-facing window allows natural light to flood the room, creating a bright and inviting space. Moving through to the spacious kitchen and dining area, there is an abundance of wall and base units complimented by ample worktop space and room for freestanding appliances. A breakfast bar comfortably seats two, while there is also space for a family dining table. Patio doors from the dining area open directly into the rear garden, enhancing the flow between indoor and outdoor living.

Just off the kitchen is a substantial utility room, offering external access to both the front and rear of the property. From here, you can step into a highly versatile room that could serve as a home office, craft room, or similar purpose. The utility also houses a large storage cupboard and a conveniently positioned WC.

The first floor hosts three well-sized double bedrooms, all set around a spacious landing, along with a three-piece family bathroom with over the bath shower. Ascending to the second floor, a bright landing leads to another generous double bedroom featuring a skylight that fills the space with natural light. From this landing, there is also access to an additional storage cupboard as well as two separate eaves spaces running the length of the property.

Externally, the rear garden is of an impressive size and has been designed for both relaxation and entertaining, with a combination of decking, lawn, and patio areas. It enjoys not being overlooked, and benefits from outbuildings ideal for storage or leisure use, along with a large shed. The front of the home provides off-road parking for two to three vehicles via a driveway. Recent upgrades include a fully replaced and insulated roof over the utility room ensuring both practicality and peace of mind.









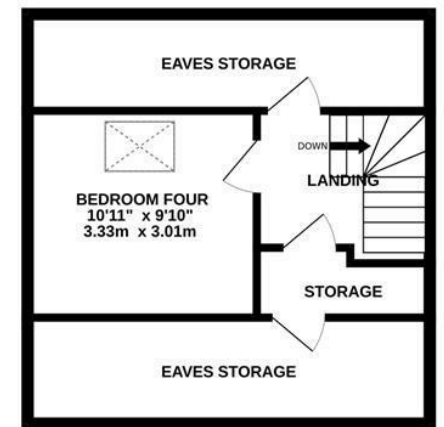
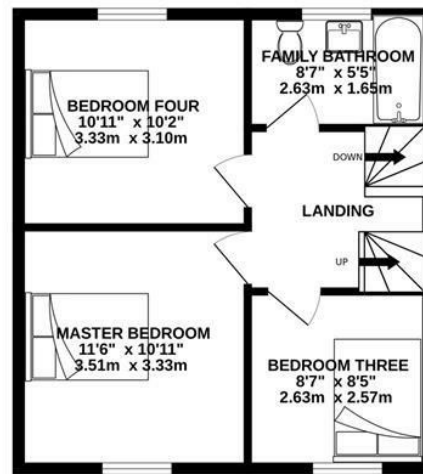
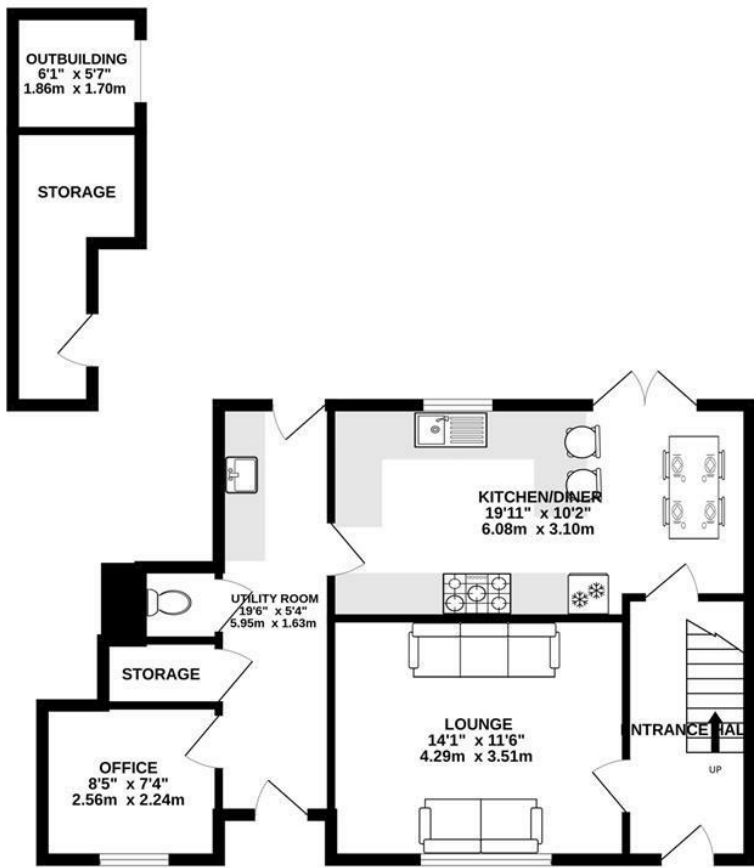




GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

2ND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>70</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

