



## Spinners Close, Coppull, Chorley

**Offers Over £324,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home located in the sought-after village of Coppull, Chorley. Ideally positioned for families and commuters alike, the property enjoys excellent travel connections with the M6, M61 and M65 motorways only a short drive away. A selection of local amenities, reputable schools, convenient bus routes and plentiful green spaces are all within walking distance, offering both convenience and a peaceful village lifestyle.

Upon entering the property, you are welcomed into a bright entrance hall that provides access to all ground floor rooms. To the front sits the spacious lounge, featuring a large window that floods the room with natural light and an electric fireplace creating a warm focal point. From here, you are guided into the open-plan kitchen/dining room – a fantastic social hub of the home. The kitchen boasts ample countertop and cupboard space, an integrated oven, grill, microwave and dishwasher, as well as a central island offering storage, seating and an integrated hob. There is space for additional freestanding appliances, and a side door offers convenient external access. Just off the kitchen is a useful utility room and a convenient WC. Completing the ground floor is the generous conservatory, accessed through the dining area and benefitting from trifold doors that open out beautifully onto the garden.

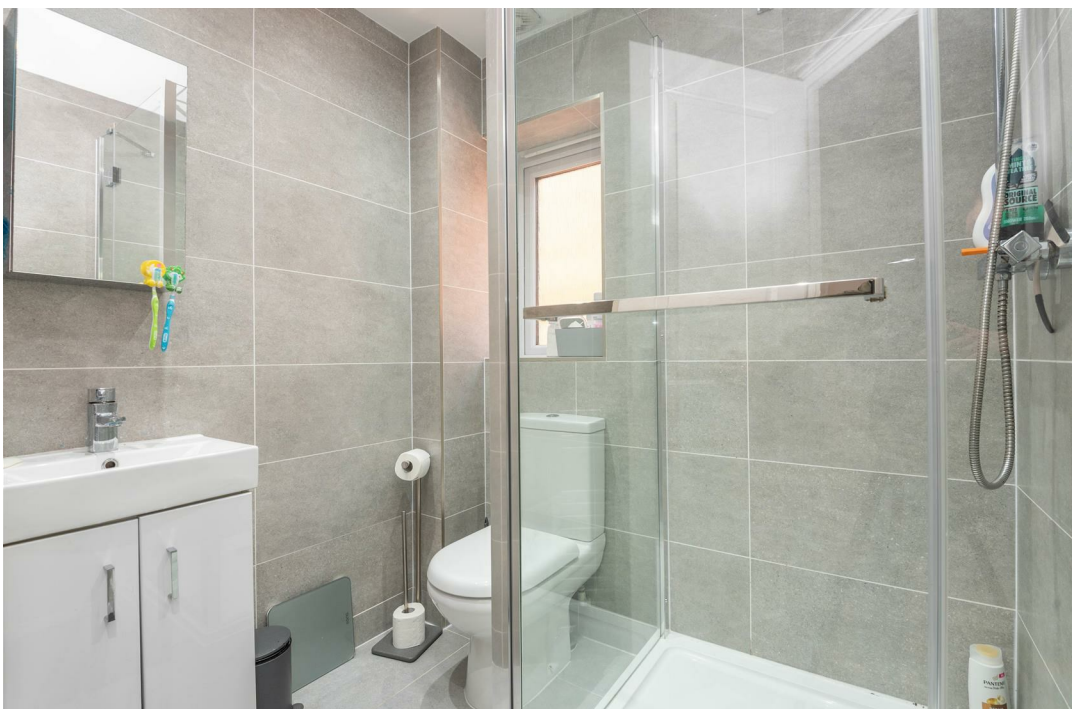
To the first floor, you will find four well-proportioned bedrooms. The master bedroom is generous in size and features built-in wardrobes along with a modern three-piece en-suite. Bedroom two is front-facing and enjoys a bright outlook, while bedrooms three and four are positioned to the rear, each with views over the garden. The three-piece family bathroom serves this floor.

Externally, the property offers a driveway with space for up to two cars, with additional parking available in front of the home. There is also a garage providing excellent storage potential. To the rear, the garden offers ample seating areas and is ideal for outdoor dining, relaxation, and family time.

A superb family home that offers generous living space, modern comforts, and a fantastic location.





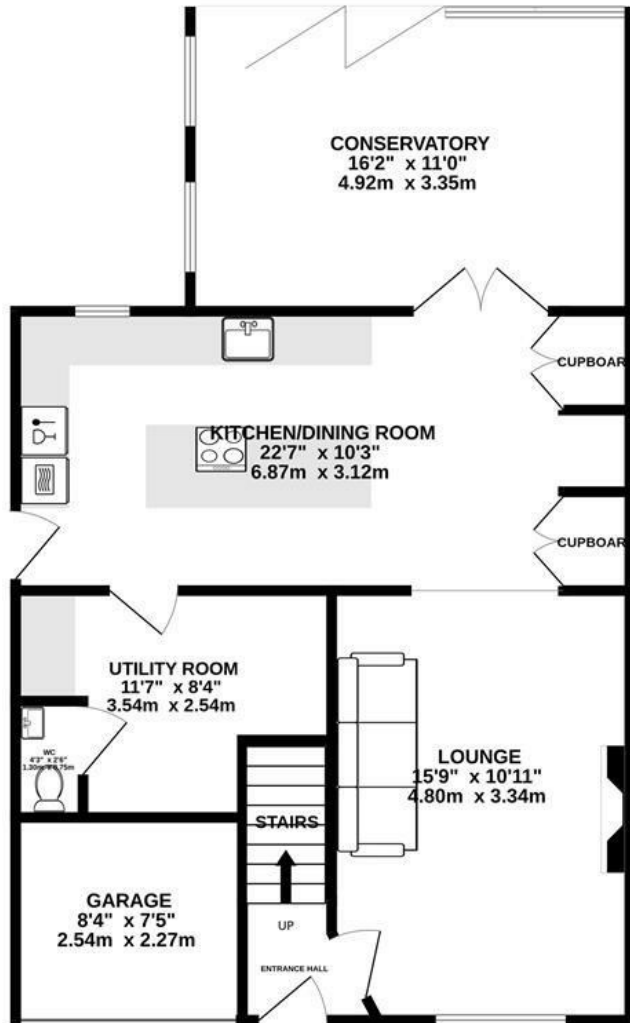




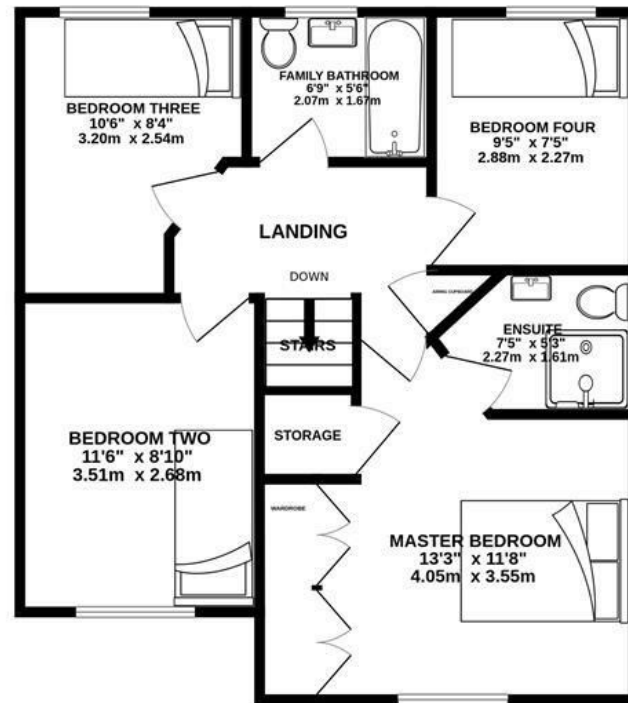




GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (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 energy efficient - higher running costs |                         |           |           |
|   |                         | <b>75</b> | <b>79</b> |
| <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 |         |           |

