



Mavis Drive, Coppull, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom end terrace home situated in the sought-after village of Coppull, Chorley. This lovely home offers generous living space throughout and would be an ideal opportunity for couples or young families looking to settle in a welcoming residential area. Coppull benefits from a range of local amenities including convenience stores, cafés, pubs and reputable schools, while larger supermarkets and additional facilities can be found in nearby Chorley town centre. The property also enjoys excellent travel links, with regular bus routes running through the village, easy access to the M6 and M61 motorways, and Chorley train station just a short drive away providing direct rail services to Manchester, Preston and beyond.

Entering the home, you are welcomed into the entrance hall which provides access to the staircase leading to the first floor. From here you step into the spacious lounge, a bright and comfortable room filled with natural light, creating a perfect space for relaxing or entertaining. Moving through the property you will find the good-sized kitchen, which features multiple integrated appliances as well as a convenient breakfast bar ideal for casual dining. To the rear of the home is a useful snug, offering a versatile additional reception space that could easily serve as a home office, playroom or cosy sitting area with views over the garden.

Heading upstairs, the landing provides access to three well-proportioned double bedrooms, all of which benefit from built-in wardrobes offering excellent storage solutions. These rooms provide flexible accommodation suitable for families, guest rooms or a dedicated workspace if needed. Completing the first floor is the family bathroom, fitted to serve the household comfortably.

Externally, the property continues to impress. To the front is a driveway with space for two vehicles, accompanied by a neatly maintained lawn and a bordering hedge that offers a pleasant level of privacy from the road. The rear garden is a fantastic size and provides a wonderful outdoor space to enjoy, featuring a lawn, patio area ideal for outdoor furniture and dining, mature flower beds adding colour and character, secure fencing, and a handy shed for additional storage. Overall, this is a fantastic opportunity to purchase a well-balanced home in a convenient village location, perfect for those looking to enjoy comfortable living with great access to nearby towns and transport links.

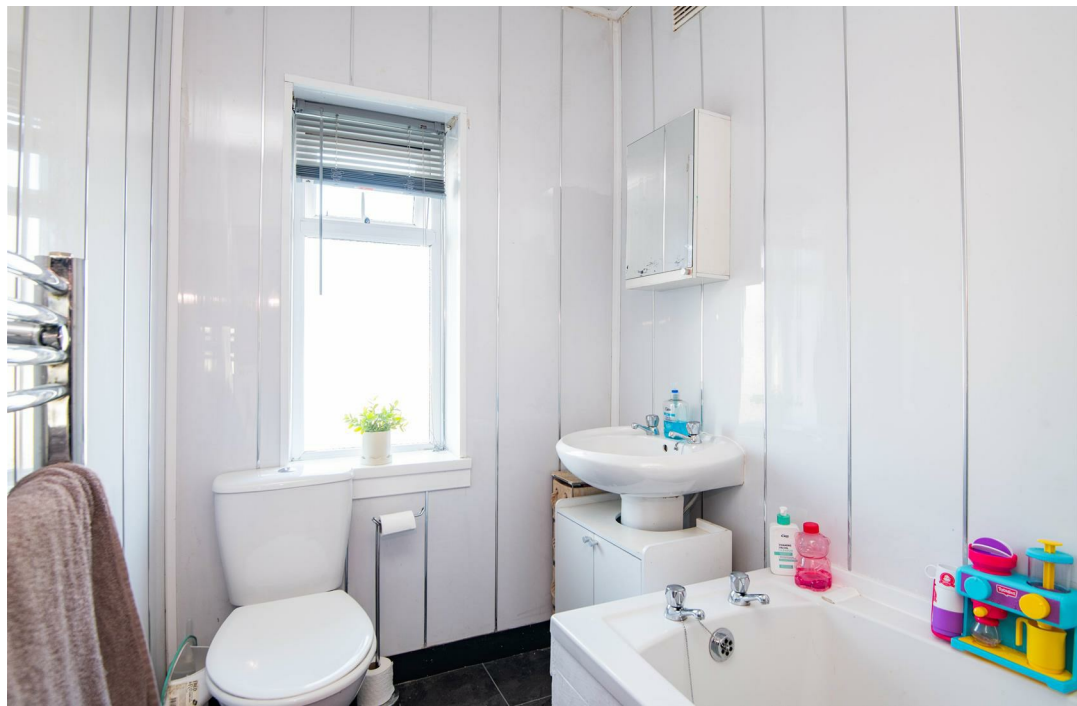




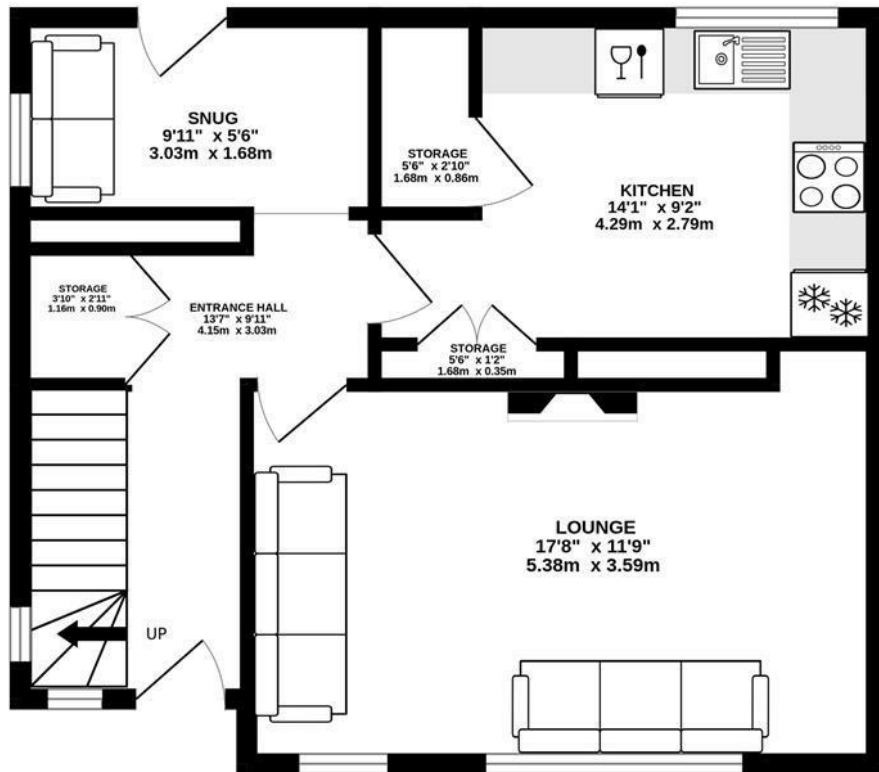




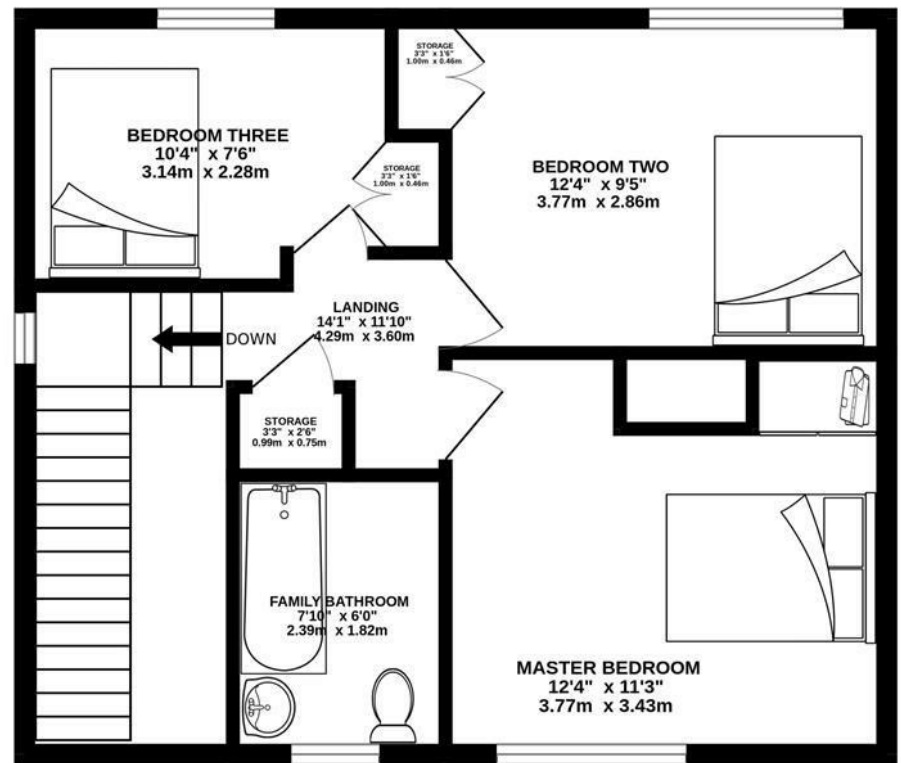




GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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) A			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

