



## Grange Drive, Coppull, Chorley

**Offers Over £279,995**

Ben Rose Estate Agents are delighted to present to market this beautifully-presented three-bedroom detached property, located in a sought-after residential area of Coppull. Perfect for families, this home is in pristine condition throughout, offering both comfort and spacious living. Ideally situated close to Chorley, it also provides easy access to excellent local schools, shops, and amenities. The property benefits from fantastic travel links via local bus routes to nearby towns and cities, with the M6 and M61 motorways also nearby. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into a hallway where the stairs to the upper level are located. To the right, you will find the spacious lounge, which features a bay window overlooking the front aspect and a feature fireplace. The lounge seamlessly flows into the dining room at the rear, which is set in an open-plan layout with the kitchen. The dining area offers ample space for a family dining table, as well as a separate breakfast bar for casual dining. Double patio doors lead out to the garden. The modern kitchen provides ample countertop space, smart storage solutions, and concealed access to the understairs storage. Adjacent to the kitchen, a convenient utility room offers space for additional appliances, with access to the side of the property and a ground floor WC. Completing the ground floor is a versatile family room, ideal for use as an office, playroom, or snug, adding flexibility to the home.

Moving upstairs, you will find three well-proportioned bedrooms. The master and second bedroom both benefit from integrated storage, with the master bedroom also boasting an ensuite shower room. A four-piece family bathroom completes the upper level.

Externally, the front of the property features a private driveway with off-road parking for two vehicles. The rear garden is generously sized and includes a laid lawn, decking area, and paved patio—perfect for adding garden furniture and enjoying the outdoors.













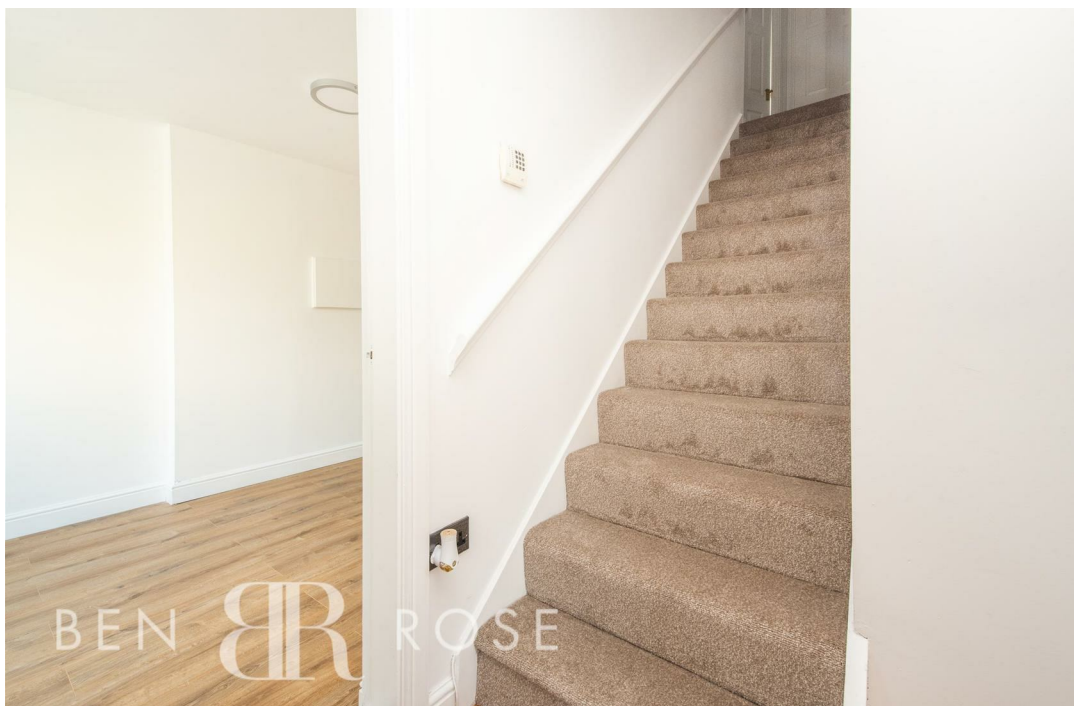








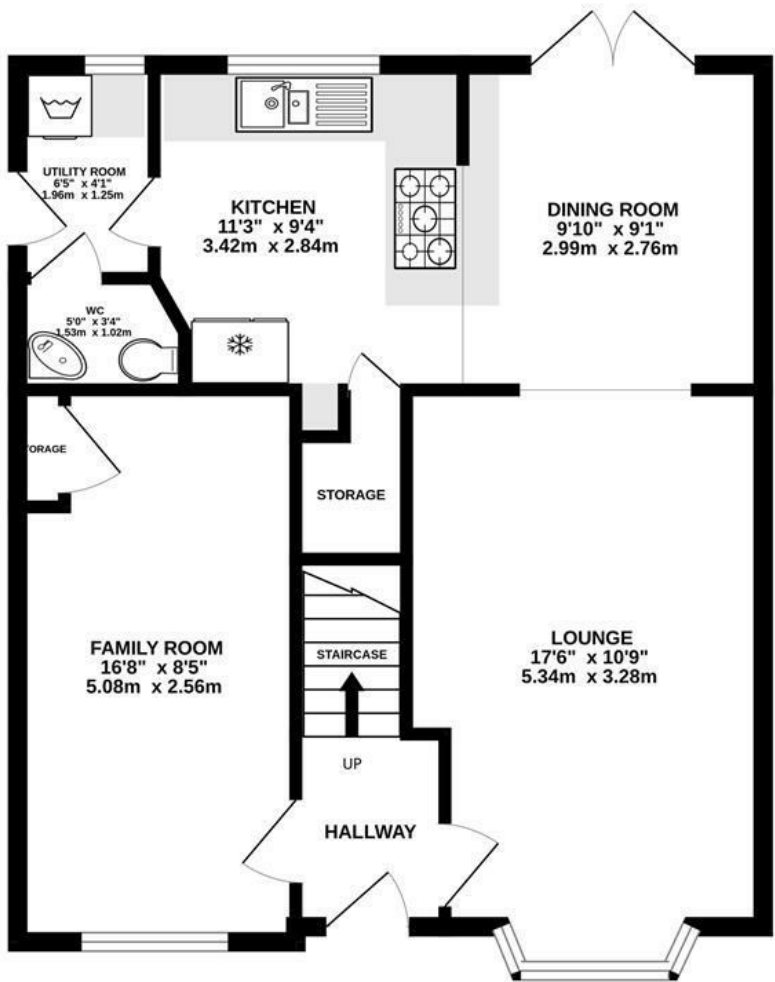




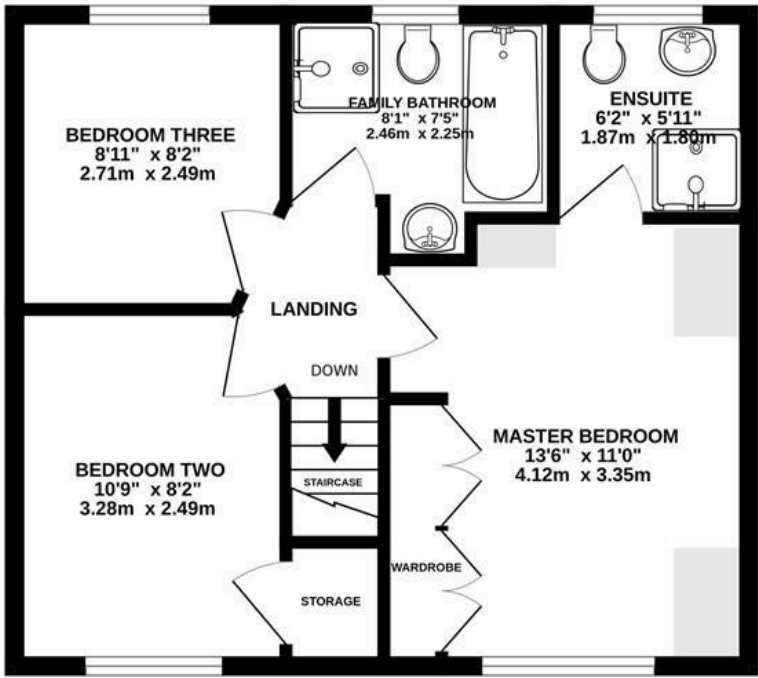


# BEN ROSE

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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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) A	<div>70</div>	<div>83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		