BEN ROSE



Alder Grove, Coppull, Chorley

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom detached property, situated in a quiet cul-de-sac, in the sought-after village of Coppull, Chorley. This would make an ideal family home, offering generous living space throughout. The property is within close proximity to Chorley town centre, along with excellent local schools, shops, and amenities, and benefits from fantastic travel links to nearby towns and cities via the M6 and M61 motorways.

The home has undergone a range of upgrades in recent years, including a new kitchen, updated radiators, and an upgraded boiler, along with improvements to the exterior. These enhancements have created a comfortable and stylish home that is truly move-in ready.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the first floor. To the left, you will find the spacious lounge, featuring a central fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a family dining table and features sliding patio doors opening out onto the rear garden. From here, you enter the contemporary kitchen, which provides ample storage and is fitted with an integrated oven, hob, and dishwasher, along with convenient access to under-stairs storage. The kitchen continues through to a practical utility room, offering additional storage, an integrated washing machine, and a single door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from fitted wardrobes. A modern three-piece shower room completes this level.

Externally, to the front, there is a well-maintained garden alongside a private driveway providing off-road parking, with up-and-over access to the single attached garage. The garage is equipped with power and lighting and offers additional storage and utility space, with internal access from the utility room. To the rear is a private and generously sized tiered garden, comprising a variety of charming patio areas ideal for relaxing or entertaining, with steps leading down to a further green space offering an area for planting and gardening.

Early viewing is highly recommended to avoid disappointment.





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All you need is love
Love is all you need
YOU'LL never WALK ALONE

















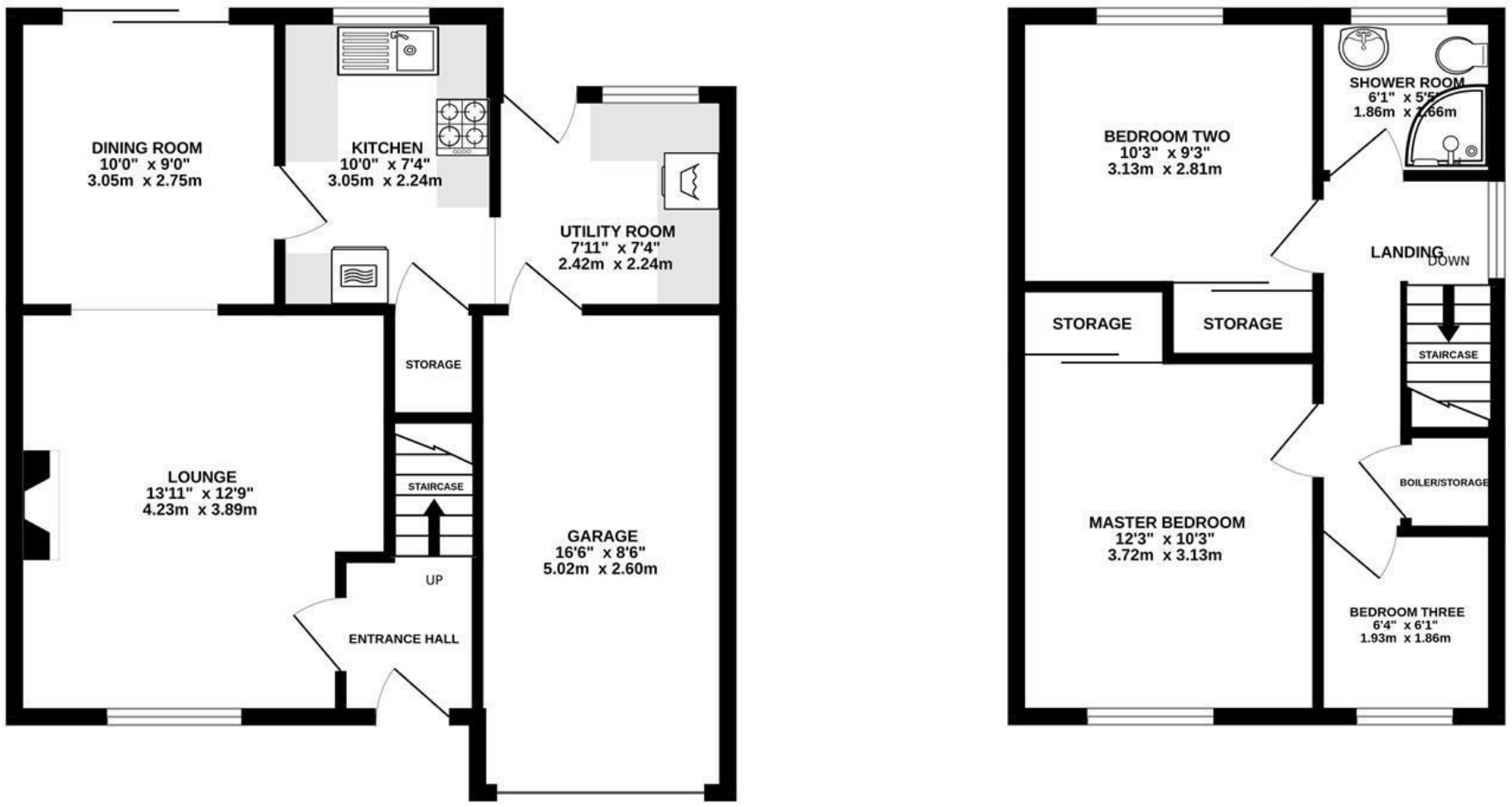

ANFIELD
ROAD L4
Chorley
Chorley



BEN ROSE

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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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