



Tulip Close, Chorley

Offers Over £314,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, almost new three-bedroom detached family home, situated in the highly sought-after village of Coppull. Offering stylish and spacious accommodation throughout, this impressive home is ideal for growing families looking for a property that is ready to move straight into. The standout feature is undoubtedly the generous, south-facing split-level rear garden, providing an excellent outdoor space for both entertaining and family life. Coppull itself offers a fantastic range of everyday amenities, including local shops, supermarkets, cafés, well-regarded schools and leisure facilities, whilst neighbouring Chorley and Wigan provide an even wider selection of retail and dining options. Excellent transport links are close at hand, with easy access to the M6, M61 and M65 motorways, nearby bus routes and railway stations in Chorley and Adlington offering convenient services to Manchester, Preston and beyond, making this an excellent choice for commuters.

Stepping into the property, you are welcomed by a bright and airy reception hall, with the staircase positioned to the rear right-hand side. Attractive laminate plank flooring flows throughout the ground floor, enhancing the modern feel of the home. To the left is the well-proportioned dining room, enjoying views over the front aspect and providing an ideal space for family meals or entertaining guests. Continuing through the hallway, there is a convenient two-piece WC before reaching the spacious lounge, which is flooded with natural light thanks to glazed double doors with full-height windows to either side, opening directly onto the patio and rear garden. Completing the ground floor is the contemporary fitted kitchen, featuring a range of integrated appliances, a pleasant outlook over the rear garden and an external door providing side access.

To the first floor, the landing benefits from an integrated storage cupboard and provides access to all three bedrooms. The generous principal bedroom overlooks the front of the property and enjoys the added luxury of large integrated wardrobes alongside a private three-piece en-suite shower room. Bedroom two also benefits from integrated wardrobes and overlooks the rear garden, whilst the third bedroom also enjoys views to the rear, making it an ideal child's bedroom, nursery or home office. Serving the remaining bedrooms is the modern three-piece family bathroom, complete with an overhead shower.

Externally, the property continues to impress with a tarmacked driveway providing off-road parking for multiple vehicles, leading to the integrated garage, which benefits from an electric vehicle charging point. A small side garden adds further kerb appeal to the front of the home. To the rear is a superb, large south-facing split-level garden, enclosed by attractive walls with timber fencing above for added privacy. A flagged patio stretches across the rear of the property, creating the perfect space for outdoor dining and entertaining, whilst the lower lawn wraps around to the side of the home with gated access on both sides. Steps lead to the upper lawn, which is separated by a wall with decorative iron railings, creating an attractive and versatile outdoor setting. Beautifully presented throughout and occupying a fantastic position within this popular residential location, this exceptional family home offers modern living, generous outdoor space and excellent convenience, making it a superb opportunity for a wide range of buyers.













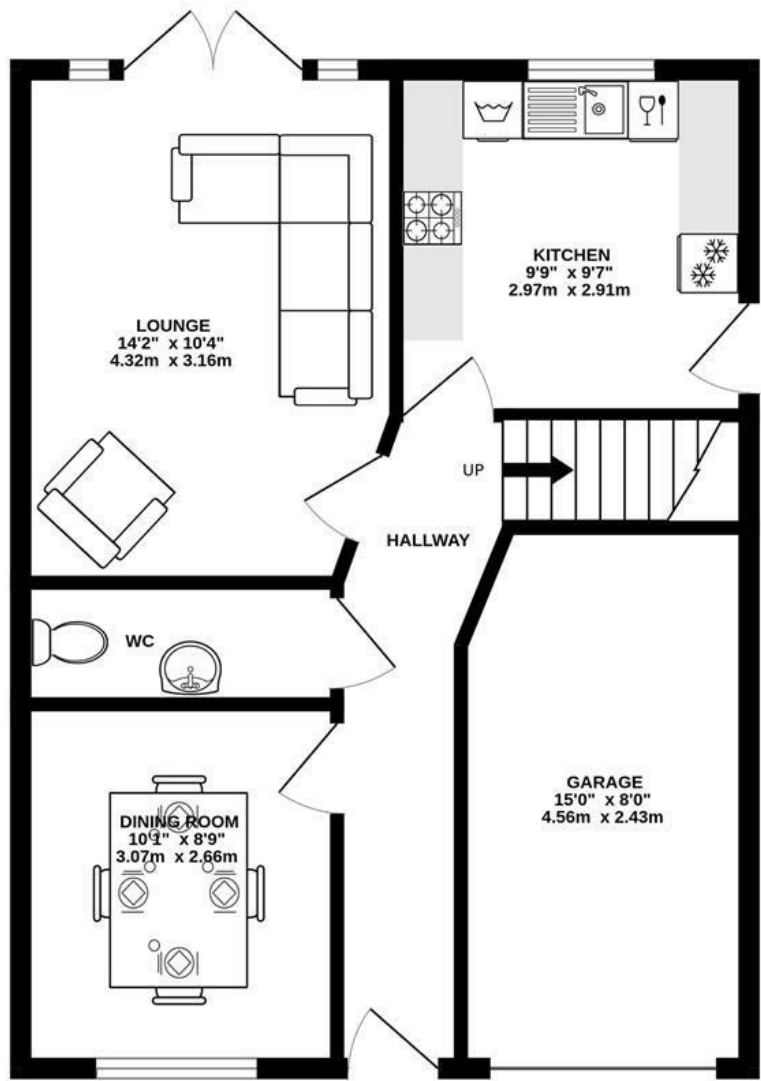




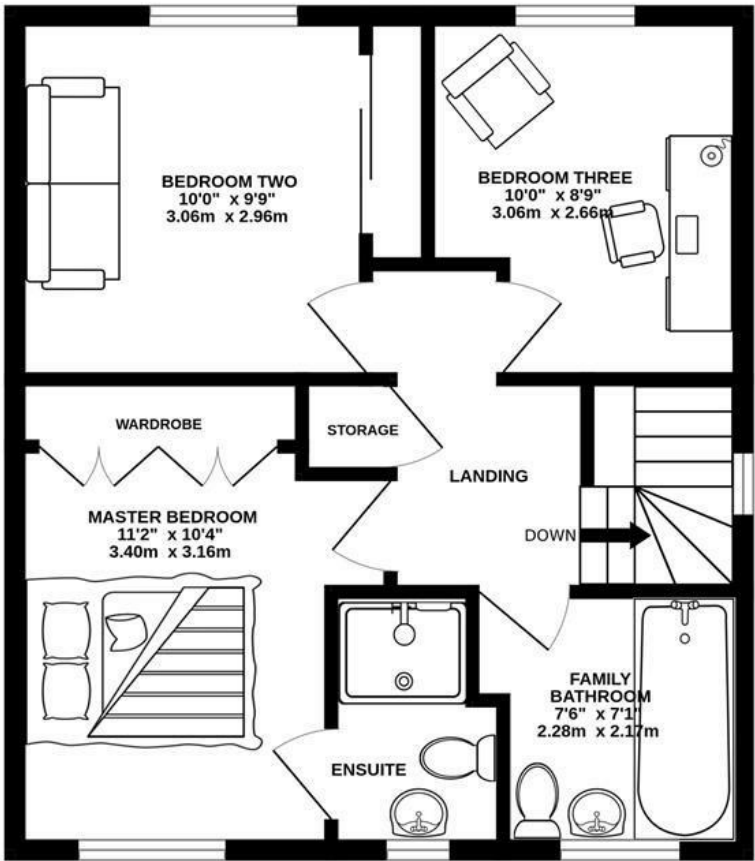




GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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	82	82
(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 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		

